

2004
ANNUAL
GROWTH
SUMMARY

LOUDOUN COUNTY
VIRGINIA USA





Construction of the Howard Hughes Medical Institute's Janelia Farm Research Campus, which will be completed in 2006.

*Cover:
America Online, Inc. campus with
Washington Dulles International Airport
in background.*

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2004 Annual Growth Summary Loudoun County, Virginia

For over ten years the Loudoun County Department of Economic Development has produced this annual report on demographic and economic trends in Loudoun and the region. Customers tell us this is the best report they have seen on the subject and that it is very useful to them. This year the information has been organized topically, and a number of new tables have been added, including trend summaries of airport traffic, taxable sales, and population and employment by zip code. Here are highlights of what you will find in this year's report:

- Over the past four years, the county led not only the Northern Virginia region with a population growth of 41 percent, but was recognized by the U.S. Census Bureau as the fastest growing county in the nation with a population over 100,000.
- Loudoun County ranked second among localities in Northern Virginia in number of new residential units permitted in 2004, contributing 27 percent of the total.
- Loudoun experienced dramatic job growth in the past decade, increasing by 139 percent. In 2004, 7,673 jobs were added over 2003.
- The nonresidential vacancy rate continued its downward trend, dropping to 14.6% from 18% in 2003. The office vacancy rate decreased by 3.5%, from 16.3% to 12.8%, and flex/industrial vacancy rates dropped by 3.3%, from 19.2% to 15.9%.

While the *Growth Summary* is an annual publication, the Department of Economic Development also produces a monthly look at our local economy, the *Economic Indicators*. The current month, as well as an archive of previous months, can be found on our website at www.loudoun.gov/business/.

If you have comments, suggestions, or questions regarding the information contained in the *Growth Summary*, please contact Clark Draper, Demographic and Policy Analyst, or Tricia Simons, Business Research Analyst, at 703-777-0426.

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Section A - Demographics

Demographic data describes the characteristics of a human population and population segments. It helps businesses and governments define the demand for specific products and services. Also, this data is useful in identifying consumer markets.

Loudoun County has been one of the fastest growing counties in the U.S. since the late 1990s. Between 2003 and 2004, the county had the third-highest growth rate among the nation's 3,100 counties, and was first among counties with a population greater than 100,000.

Within the Northern Virginia region, Loudoun is the third most populous jurisdiction. Projections show that Loudoun will be one of two counties in the region to continue to experience double-digit growth for each decade, 2010 through 2030.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Population Trends -- Loudoun County

Construction of the infrastructure to support Washington Dulles International Airport initiated Loudoun's rapid growth over 40 years ago. According to U.S. Census Bureau estimates, Loudoun County had the third-fastest annual growth rate in the nation between 2003 and 2004 with an 8.1 percent increase in population. Of counties with populations greater than 100,000, Loudoun ranked first. The population is expected to continue growing, increasing by about 53 percent in the next ten years.

Table A-1a
Decennial Population Trends, 1930-2030
Loudoun County, Virginia

Year	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030
Population	19,852	20,291	21,147	24,549	37,150	57,427	86,129	169,599	318,132	422,880	467,065
Percent Change	-3.5%	2.2%	4.2%	16.1%	51.3%	54.6%	50.0%	96.9%	87.6%	32.9%	10.4%

Table A-1b
Annual Population Trends, 1994-2015
Loudoun County, Virginia

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Population	104,966	112,843	121,596	132,349	141,756	156,374	169,599	185,120	196,314	211,146	229,429
Percent Change	7.4%	7.5%	7.8%	8.8%	7.1%	10.3%	8.5%	9.2%	6.0%	7.6%	8.7%

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Population	247,293	263,036	278,778	291,896	305,014	318,132	331,250	343,543	355,559	367,575	379,591
Percent Change	7.8%	6.4%	6.0%	4.7%	4.5%	4.3%	4.1%	3.7%	3.5%	3.4%	3.3%

Sources: U.S. Census Bureau, Loudoun County Department of Economic Development, and Loudoun County Fiscal Impact Committee.

Formerly Tables II-1 and II-27 in the 2003 Growth Summary.

Household Trends -- Loudoun County

A household is a single, occupied housing unit that may be inhabited by a single person, one or more families, or one or more unrelated individuals. According to the 2000 Census, the average household size was 2.82. Loudoun County ranked 3,024 out of 3,141 counties in number of one-person households; and, 282 in the number of households having a married-couple with children. The number of households is estimated to increase by more than 53 percent over the next decade.

Table A-2
Household Trends, 1994-2015
Loudoun County, Virginia

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Households	37,619	40,504	43,850	47,301	51,321	55,504	59,900	65,357	69,400	74,703	81,258
Percent Change	7.7%	8.3%	7.9%	8.5%	8.2%	7.9%	6.2%	9.1%	6.2%	7.6%	8.8%

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Households	87,531	93,115	98,700	103,353	108,007	112,661	117,314	121,666	125,919	130,172	134,424
Percent Change	7.7%	6.4%	6.0%	4.7%	4.5%	4.3%	4.1%	3.7%	3.5%	3.4%	3.3%

Sources: U.S. Census Bureau, Loudoun County Department of Economic Development, and Loudoun County Fiscal Impact Committee.

Formerly Table II-27 in the 2003 Growth Summary.

Age Characteristics of Residents -- Loudoun County

Relative to the U.S., Loudoun County has a young population. Children 18 years of age and under comprise 30 percent of Loudoun's population, while, nationally, children account for 26 percent. The difference is even more pronounced for the population between 25 and 44, the majority of the working population. In Loudoun County, the share of this category is 39 percent versus 29 percent in the U.S. Conversely, Loudoun's share of seniors 55 and older is only 12 percent as compared to 22 percent for the U.S.

Table A-3
Age Characteristics of Residents, 2004
Loudoun County, Virginia

Age Cohort	Number	Distribution
Less than 5 Years	22,778	9.9%
5 to 11 Years	28,195	12.3%
12 to 14 Years	9,521	4.1%
15 to 18 Years	10,297	4.5%
19 to 24 Years	10,907	4.8%
25 to 34 Years	41,201	18.0%
35 to 44 Years	49,080	21.4%
45 to 54 Years	29,529	12.9%
55 to 59 Years	9,516	4.1%
60 to 64 Years	5,788	2.5%
65 to 74 Years	7,171	3.1%
75 to 84 Years	4,143	1.8%
85 Years and Over	1,304	0.6%
Total	229,429	

*Sources: U.S. Census Bureau and Loudoun County Department of Economic Development.
Formerly Table II-2 in the 2003 Growth Summary.*

Race and Ethnic Characteristics -- Loudoun County

Beginning in 2000, the U.S. Census Bureau's methodology for reporting racial profiles allowed for the option of selecting more than one race. Note that Hispanic is an ethnicity, therefore can be of any race. This information is often used by grant writers, and for advertising and marketing purposes.

Table A-4
Race and Ethnic Characteristics of Residents, 2004
Loudoun County, Virginia

Race and Ethnicity	Population		Distribution
	2000	2004	
One Race	165,469	223,933	97.6%
White	140,419	190,713	83.1%
Black	11,683	15,697	6.8%
American Indian	358	478	0.2%
Asian	9,067	11,931	5.2%
Pacific Islander	105	131	0.1%
Other	3,837	4,983	2.2%
Two or more races	4,130	5,496	2.4%
Total	169,599	229,429	100.0%
Hispanic (any race)	10,089	16,289	7.1%

Sources: U.S. Census Bureau and Loudoun County Department of Economic Development.

Formerly Table II-3 in the 2003 Growth Summary.

Population of Towns and Planning Subareas -- Loudoun County

Among the seven incorporated towns within Loudoun County, Purcellville experienced the fastest population growth rate between 2000 and 2004. All of the towns are among the fastest-growing in the state. Dulles was the fastest growing planning subarea, followed by Ashburn and Leesburg. For reference, maps depicting the towns and planning subareas are provided on pages 70 and 71, respectively.

Table A-5
Population of Incorporated Towns and Planning Subareas, 2004
Loudoun County, Virginia

	2000		2004		Change 2000-2004	
	Population	Distribution	Population	Distribution	Number	Percent
Incorporated Towns						
Hamilton	562	1.6%	562	1.3%	0	0.0%
Hillsboro	96	0.3%	96	0.2%	0	0.0%
Leesburg	28,311	82.0%	35,096	81.0%	6,785	24.0%
Lovettsville	853	2.5%	912	2.1%	59	6.9%
Middleburg	632	1.8%	641	1.5%	9	1.4%
Purcellville	3,584	10.4%	5,492	12.7%	1,908	53.2%
Round Hill	500	1.4%	515	1.2%	15	3.0%
Total	34,538	100.0%	43,314	100.0%	8,776	25.4%
Planning Subareas						
Ashburn	33,581	19.8%	57,599	25.1%	24,018	71.5%
Dulles	7,795	4.6%	17,923	7.8%	10,128	129.9%
Leesburg	31,840	18.8%	44,824	19.5%	12,984	40.8%
Northwest	6,499	3.8%	7,742	3.4%	1,243	19.1%
Potomac	39,115	23.1%	42,387	18.5%	3,272	8.4%
Route 15 North	2,506	1.5%	3,024	1.3%	518	20.7%
Route 15 South	2,403	1.4%	2,680	1.2%	277	11.5%
Route 7 West	12,354	7.3%	16,642	7.3%	4,288	34.7%
Southwest	6,056	3.6%	6,721	2.9%	665	11.0%
Sterling	27,450	16.2%	29,887	13.0%	2,437	8.9%
Total	169,599	100.0%	229,429	100.0%	59,830	35.3%

Sources: U.S. Census Bureau and Loudoun County Department of Economic Development.

Formerly Table II-4 in the 2003 Growth Summary.

Population by Zip Code -- Loudoun County

The Ashburn (20147) and Sterling (20164) zip codes contain the highest concentration of population. In the coming years it is anticipated that population growth will shift to the Chantilly (20152), Ashburn (20148), and Leesburg (20176) zip codes as the Stone Ridge, South Riding, Brambleton, and Lansdowne subdivisions become more developed. A zip code map is provided on page 72.

Table A-6
Population by Zip Code, 2004
Loudoun County, Virginia

	2000		2004	
	Total	Distribution	Total	Distribution
20105 Aldie, VA	1,451	0.77%	2,538	1.00%
20107 Arcola, VA	21	0.01%	40	0.02%
20117 Middleburg, VA *	3,186	1.70%	3,526	1.39%
20129 Paeonian Springs, VA	325	0.17%	332	0.13%
20132 Purcellville, VA	8,907	4.74%	12,568	4.96%
20135 Bluemont, VA *	2,731	1.45%	3,053	1.21%
20141 Round Hill, VA	2,968	1.58%	3,720	1.47%
20147 Ashburn, VA	27,795	14.80%	54,919	21.69%
20148 Ashburn, VA	4,077	2.17%	8,321	3.29%
20152 Chantilly, VA	6,430	3.42%	12,137	4.79%
20158 Hamilton, VA	3,224	1.72%	3,741	1.48%
20164 Sterling, VA	34,192	18.20%	35,689	14.09%
20165 Sterling, VA	27,742	14.77%	33,031	13.04%
20166 Sterling, VA	4,041	2.15%	4,631	1.83%
20175 Leesburg, VA	16,943	9.02%	20,348	8.03%
20176 Leesburg, VA	20,755	11.05%	28,419	11.22%
20180 Lovettsville, VA	4,252	2.26%	5,786	2.28%
20184 Upperville, VA *	901	0.48%	904	0.36%
20197 Waterford, VA	1,195	0.64%	1,489	0.59%
22066 Great Falls, VA *	16,713	8.90%	18,055	7.13%

Sources: U.S. Bureau of the Census; ESRI Business Information Solutions forecasts for 2004. Compiled by: Loudoun County Department of Economic Development.

* Only portion of zip code in Loudoun County.

Comparative Demographic Characteristics

With nearly 2.4 million residents in 2004, Northern Virginia represented a sizable and diverse market. The disproportionately large working-age population and the relatively high incomes in Northern Virginia offer opportunities for a dynamic and prosperous economy.

Table A-7

Comparative Demographic Overview, 2004

United States, Virginia, Washington, D.C. Metro Area, Northern Virginia, Loudoun County

	United States	Commonwealth of Virginia	Washington DC Metro Area	Northern Virginia Region	Loudoun County, VA*
Population					
Total	293,545,244	7,475,277	5,162,738	2,396,698	229,913
Age 0 to 19 Years	81,539,008	2,020,009	1,420,766	670,780	72,172
Age 20 to 64 Years	175,804,432	4,607,346	3,263,706	1,531,048	145,287
Age 65 Years and older	36,201,804	847,922	478,266	194,870	12,454
Median Age (years)	36.0	36.5	35.9	35.7	33.3
Race/Ethnicity					
White	199,966,922	5,201,490	2,823,298	1,589,884	174,412
Black or African American	36,821,544	1,497,726	1,353,554	279,598	16,538
Native American	2,434,188	22,764	14,996	6,520	467
Asian/Pacific Islander	13,122,960	339,297	428,812	238,092	20,866
Hispanic Population	41,199,630	414,000	542,078	282,604	17,630
Households					
Number	111,413,439	2,886,791	1,960,895	900,167	82,364
Average Household Size	2.6	2.5	2.6	2.6	2.8
Income (current dollars)					
Per Capita Income	\$32,932	\$34,966	\$45,467	\$46,859	\$37,600
Average Household Income	\$84,857	\$88,236	\$117,898	\$123,565	\$104,575

Source: Woods & Poole Economics, Inc., Washington, D.C. Copyright 2005. Woods & Poole does not guarantee the accuracy of this data. The use of this data and the conclusion drawn from it are solely the responsibility of Loudoun County Department of Economic Development.

* Woods & Poole estimates for Loudoun County differ from County estimates and are presented here for consistency with regional, state, and national data. See Tables A-1b, A-3, and A-4 for Loudoun County population estimates.

Formerly Table I-1 in the 2003 Growth Summary.

Population -- Northern Virginia

Over the last four years, the population in Northern Virginia increased by more than 10 percent. During the same period, the population of Loudoun County increased by 41 percent, an increase of 69,557 persons. Loudoun County led the region, as well as the nation, in the rate of population growth during that period.

Table A-8
Population, 2000 and 2004
Northern Virginia Jurisdictions*

Jurisdiction	Population		Distribution	Change 2000-2004	
	2000	2004	2004	Number	Percent
Alexandria City	128,283	128,206	5.5%	(77)	-0.1%
Arlington County	189,453	186,117	8.0%	(3,336)	-1.8%
Clarke County	12,652	13,852	0.6%	1,200	9.5%
Fairfax City	21,498	22,062	0.9%	564	2.6%
Fairfax County	969,749	1,003,157	43.0%	33,408	3.4%
Falls Church City	10,377	10,781	0.5%	404	3.9%
Fauquier County	55,139	63,255	2.7%	8,116	14.7%
Fredericksburg City	19,279	20,458	0.9%	1,179	6.1%
Loudoun County	169,599	239,156 **	10.2%	69,557	41.0%
Manassas City	35,135	37,615	1.6%	2,480	7.1%
Manassas Park City	10,290	11,519	0.5%	1,229	11.9%
Prince William County	280,813	336,586	14.4%	55,773	19.9%
Spotsylvania County	90,395	111,850	4.8%	21,455	23.7%
Stafford County	92,446	114,781	4.9%	22,335	24.2%
Warren County	31,584	34,377	1.5%	2,793	8.8%
Total	2,116,692	2,333,772	100.0%	217,080	10.3%

Source: U.S. Census Bureau.

Note: 2000 Figure is April 1. 2004 Figure is July 1. Regional population differs from figure reported on Table A-7 due to differing sources.

* Virginia portion of the Washington, DC-MD-VA-WV Primary Metropolitan Statistical Area.

** The Census Bureau's 2004 data for Loudoun County differs from County estimates and is presented here for consistency with regional data. See Table A-1b for Loudoun County population estimates.

Formerly Table I-2 in the 2003 Growth Summary.

Population Projections -- Northern Virginia

The regional forecast, generated by the Metropolitan Washington Council of Governments (MWCOG), has been recently revised. The population of Northern Virginia is projected to grow by 27.8 percent from 2000 to 2010. Loudoun County is projected to be the fastest growing jurisdiction in Northern Virginia with a population increase of 87.6 percent from 2000 to 2010.

Table A-9
Population Projections, 1990-2030
Northern Virginia Jurisdictions*

Jurisdiction	Population (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	111.2	128.3	143.9	152.6	158.4	15.4%	12.2%	6.0%	3.8%	7.3%	6.7%	5.9%	5.6%	5.5%
Arlington County	170.9	190.3	212.2	233.1	242.9	11.4%	11.5%	9.8%	4.2%	11.2%	10.0%	8.7%	8.5%	8.4%
Fairfax City	19.6	21.5	23.9	26.0	26.1	9.7%	11.2%	8.8%	0.4%	1.3%	1.1%	1.0%	0.9%	0.9%
Fairfax County	818.6	969.8	1,133.0	1,193.4	1,201.5	18.5%	16.8%	5.3%	0.7%	53.6%	50.8%	46.5%	43.6%	41.8%
Falls Church City	9.6	10.4	12.3	14.7	15.2	8.3%	18.3%	19.5%	3.4%	0.6%	0.5%	0.5%	0.5%	0.5%
Loudoun County	86.1	169.6	318.1	422.9	467.1	97.0%	87.6%	32.9%	10.5%	5.6%	8.9%	13.0%	15.4%	16.2%
Manassas City/Manassas Park City	34.7	45.4	51.9	53.6	54.3	30.8%	14.3%	3.3%	1.3%	2.3%	2.4%	2.1%	2.0%	1.9%
Prince William County	215.7	280.8	415.3	488.2	531.0	30.2%	47.9%	17.6%	8.8%	14.1%	14.7%	17.0%	17.8%	18.5%
Stafford County	61.2	92.4	127.9	154.7	180.4	51.0%	38.4%	21.0%	16.6%	4.0%	4.8%	5.2%	5.6%	6.3%
Total	1,527.6	1,908.5	2,438.5	2,739.2	2,876.9	24.9%	27.8%	12.3%	5.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments (MWCOG), Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Formerly Table I-3 in the 2003 Growth Summary.

Household Projections -- Northern Virginia

The regional forecast, generated by the Metropolitan Washington Council of Governments (MWCOG), projects that the number of households in the Northern Virginia region will grow by 27.0 percent from 2000 to 2010. Loudoun County is projected to move from sixth place in the region in 1990 to third by 2010.

Table A-10
Household Projections
Northern Virginia Jurisdictions*

Jurisdiction	Households (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	53.3	61.9	71.0	76.4	80.6	16.1%	14.7%	7.6%	5.5%	9.0%	8.3%	7.5%	7.2%	7.2%
Arlington County	78.5	86.9	99.6	111.5	116.7	10.7%	14.6%	11.9%	4.7%	13.3%	11.7%	10.6%	10.5%	10.4%
Fairfax City	7.4	8.2	9.2	10.0	10.4	10.8%	12.2%	8.7%	4.0%	1.3%	1.1%	1.0%	0.9%	0.9%
Fairfax County	292.3	350.7	411.5	432.6	435.4	20.0%	17.3%	5.1%	0.6%	49.5%	47.2%	43.6%	40.8%	39.0%
Falls Church City	4.2	4.5	5.5	6.9	7.2	7.1%	22.2%	25.5%	4.3%	0.7%	0.6%	0.6%	0.7%	0.6%
Loudoun County	30.7	59.9	112.7	149.7	165.4	95.1%	88.1%	32.8%	10.5%	5.2%	8.1%	12.0%	14.1%	14.8%
Manassas City/Manassas Park City	34.7	45.4	51.9	53.6	54.3	30.8%	14.3%	3.3%	1.3%	5.9%	6.1%	5.5%	5.0%	4.9%
Prince William County	69.7	94.6	140.2	168.4	184.3	35.7%	48.2%	20.1%	9.4%	11.8%	12.7%	14.9%	15.9%	16.5%
Stafford County	19.4	30.7	41.4	52.4	63.5	58.2%	34.9%	26.6%	21.2%	3.3%	4.1%	4.4%	4.9%	5.7%
Total	590.2	742.8	943.0	1,061.5	1,117.8	25.9%	27.0%	12.6%	5.3%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments (MWCOG), Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Section B - Income

Income trends reflect the standard of living that people can afford and the extent to which living standards vary from person to person.

While reviewing this section the following definitions may be helpful:

- Per capita income is derived by dividing the total personal income by the total population, where personal income is the sum of wages and salaries, other labor income, proprietors' income, rental income of persons, dividend income, personal interest income, and transfer payments less personal contributions for social insurance.
- Average household income is derived by dividing the total personal income by the number of households.
- Adjusted gross income is income from taxable sources (wages and salaries, interest, dividends, and rents and royalties) minus allowable adjustments, but not including standard and itemized deductions.

Because Loudoun County has a high concentration of children who do not earn an income, the county's per capita income is lower than other areas of comparison that have lower populations of children. Similarly, Loudoun's household income reflects the fact that Loudoun has a higher average number of people per household. Loudoun ranks fifth in Northern Virginia in both per capita income and average household income, and is first in the state in adjusted gross income for married couples.

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Per Capita and Household Income Trends -- Loudoun County

Both the per capita income and the average household income are higher in Loudoun County than nationally and in the Commonwealth of Virginia. The U.S. per capita income for 2004 was \$32,932, and the average household income was \$84,857. In Virginia, the per capita income was \$34,966, and the average household income was \$88,236. When analyzing and comparing Loudoun's per capita income, keep in mind that the high population of children in the county that do not earn an income lowers the calculated per capita income value.

Table B-1
Per Capita and Household Income Trends, 2004-2010
Loudoun County, Virginia

Income*	2004	2005	2006	2007	2008	2009	2010
Per Capita	\$37,600	\$38,560	\$39,655	\$40,817	\$42,088	\$43,473	\$44,973
Average Household	\$104,575	\$106,919	\$109,613	\$112,492	\$115,674	\$119,185	\$123,020

Source: Woods & Poole Economics, Inc., Washington, D.C. Copyright 2005. Woods & Poole does not guarantee the accuracy of this data. The use of this data and the conclusion drawn from it are solely the responsibility of Loudoun County Department of Economic Development.

** Income in current dollars.*

Formerly Table II-5 in the 2003 Growth Summary.

Income Characteristics -- Northern Virginia

The tremendous wealth of the region is shown in the following income data. According to 2004 estimates, the City of Alexandria leads the region in per capita income, and Fairfax County leads the region in average household income. Nationally, less than 13 percent of households have incomes over \$100,000, compared to 30 percent in Northern Virginia. At the other end of the spectrum, 33 percent of households nationally have incomes under \$30,000, compared to 14 percent in Northern Virginia.

Table B-2
Income Characteristics, 2004
Northern Virginia Jurisdictions*

Jurisdiction	Income (current \$)		Percent of Households with Incomes (in 2000 \$)					
	Per Capita	Average Household	Less than \$10,000	\$10,000-\$29,999	\$30,000-\$44,999	\$45,000-\$99,999	\$100,000-\$149,999	\$150,000 and Over
Alexandria City	\$59,193	\$119,804	5.0%	14.1%	15.9%	40.5%	13.6%	10.9%
Arlington County	\$58,922	\$125,615	4.8%	12.2%	13.7%	40.5%	16.7%	12.2%
Clarke County	\$33,917	\$83,344	6.5%	19.0%	15.2%	43.6%	11.1%	4.7%
Fairfax County**	\$56,643	\$152,781	2.5%	8.3%	10.2%	39.9%	21.9%	17.2%
Fauquier County	\$40,125	\$108,146	4.8%	14.1%	14.9%	42.5%	15.1%	8.5%
Loudoun County	\$37,600	\$104,575	2.3%	8.7%	11.3%	45.2%	20.9%	11.6%
Prince William County**	\$32,648	\$94,686	2.7%	11.7%	14.8%	47.8%	16.6%	6.4%
Spotsylvania County**	\$29,598	\$78,865	4.5%	19.5%	17.6%	44.3%	10.2%	3.9%
Stafford County	\$29,076	\$86,017	2.7%	12.2%	13.1%	51.5%	15.2%	5.3%
Warren County	\$26,910	\$68,218	8.0%	22.6%	21.5%	39.7%	6.3%	1.9%
All Northern Virginia*	\$46,859	\$123,565	3.3%	11.2%	12.8%	42.5%	18.2%	12.1%

Source: Woods & Poole Economics, Inc., Washington, D.C. Copyright 2005. Woods & Poole does not guarantee the accuracy of this data. The use of this data and the conclusion drawn from it are solely the responsibility of Loudoun County Department of Economic Development.

* Virginia portion of the Washington, DC-MD-VA-WV Primary Metropolitan Statistical Area.

** Includes independent cities.

Formerly Table I-4 in the 2003 Growth Summary.

Income Reported on Federal Tax Returns for Married Couples -- Northern Virginia

The Adjusted Gross Income (AGI) is income from taxable sources (wages and salaries, interest, dividends, and rents and royalties) minus the maximum allowable adjustments, but not including standard and itemized deductions. Loudoun County had the highest AGI for married couples in Virginia in 2002. The Northern Virginia counties of Fairfax, Arlington, Prince William and Loudoun have had the highest AGI* in Virginia since at least 1980.

Table B-3
Married Couple Median Adjusted Gross Income, 1992-2002**
Northern Virginia Jurisdictions

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Alexandria City, VA	\$53,870	\$57,405	\$53,976	\$55,885	\$57,109	\$60,097	\$63,377	\$68,178	\$73,336	\$75,145	\$74,630
Arlington, VA	\$56,989	\$57,875	\$58,377	\$59,723	\$62,617	\$66,547	\$70,735	\$75,298	\$76,501	\$76,566	\$76,660
Clarke, VA	\$37,692	\$39,330	\$40,373	\$42,448	\$44,605	\$48,667	\$52,156	\$54,620	\$59,178	\$61,768	\$63,865
Fairfax, VA	\$67,096	\$68,281	\$69,282	\$71,064	\$73,785	\$75,982	\$77,173	\$78,168	\$78,880	\$78,927	\$78,606
Fairfax City, VA	\$53,112	\$54,305	\$55,413	\$56,530	\$56,895	\$61,219	\$64,115	\$67,742	\$74,083	\$73,501	\$72,915
Falls Church City, VA	\$63,659	\$62,129	\$66,526	\$65,514	\$69,402	\$75,474	\$75,567	\$77,598	\$78,955	\$78,654	\$78,502
Fauquier, VA	\$47,309	\$48,560	\$50,070	\$52,232	\$54,391	\$58,112	\$61,705	\$65,674	\$69,511	\$71,944	\$72,814
Fredericksburg City, VA	\$35,041	\$36,878	\$37,665	\$39,744	\$41,138	\$43,734	\$47,866	\$48,825	\$53,108	\$53,103	\$53,960
Loudoun, VA	\$59,966	\$61,923	\$63,435	\$65,553	\$69,152	\$74,376	\$77,033	\$78,798	\$80,122	\$80,759	\$80,436
Manassas City, VA	\$54,312	\$54,434	\$55,197	\$56,329	\$59,289	\$62,347	\$65,143	\$67,649	\$69,817	\$71,005	\$70,238
Manassas Park City, VA	\$41,546	\$43,088	\$43,637	\$45,734	\$47,717	\$50,480	\$52,905	\$55,402	\$60,724	\$63,275	\$62,488
Prince William, VA	\$54,818	\$55,705	\$56,509	\$57,608	\$59,624	\$62,541	\$65,832	\$68,936	\$72,631	\$75,009	\$75,192
Spotsylvania, VA	\$43,667	\$45,317	\$46,386	\$47,928	\$49,719	\$52,814	\$55,838	\$58,689	\$61,033	\$62,998	\$64,439
Stafford, VA	\$49,110	\$51,337	\$52,438	\$54,066	\$56,773	\$59,880	\$62,771	\$66,554	\$70,892	\$74,178	\$75,287
Warren, VA	\$33,849	\$34,820	\$36,132	\$37,626	\$39,639	\$41,917	\$44,280	\$46,570	\$50,063	\$51,958	\$53,404
Northern Virginia	\$58,235	\$59,383	\$60,291	\$61,861	\$64,258	\$67,815	\$71,521	\$75,183	\$76,520	\$76,955	\$76,852
Virginia	\$40,454	\$41,582	\$42,577	\$43,869	\$45,482	\$48,078	\$50,849	\$53,745	\$56,530	\$57,619	\$57,924

Sources: Virginia Department of Taxation and Weldon Copper Center for Public Service, University of Virginia.

*AGI as referred to on this page is AGI for married couples.

** The median is the middle of a distribution: half the scores are above the median and half are below the median.

Section C - Labor Market

The labor market is a significant indicator of the economic and social condition of a community. It identifies labor trends in a community. The labor market also defines the supply and demand for employment, and the strength of the businesses that support that demand. From this information, conclusions can be drawn about the economic motivation of the county's population, the availability of jobs, the social climate of the area, and the standards of living.

In analyzing the status of a community's labor force, the following definitions may be helpful:

- Civilian Labor Force includes all county residents, 16 and older, who are either working or looking for work.
- Labor Force Participation Rate is the proportion of the total civilian labor force to the number of residents age 16 to 64.
- Unemployment number refers to people who had no employment, but were actively seeking work during that week.
- Unemployment rate is equal to unemployment divided by labor force.

Loudoun County benefits from being part of the Washington, D.C. metropolitan area, one of the most stable employment markets in the nation. With a diverse employment base that includes many high-wage jobs, the county's residents find many options both within the county and throughout the prosperous Washington, D.C. metropolitan area.

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Civilian Labor Force Trends -- Loudoun County

The civilian labor force represents the number of people 16 and older that are eligible to work and who reside in Loudoun County. The labor market in Loudoun County increased dramatically during the last ten years. During that period, the resident labor force increased by 98 percent while employment by Loudoun residents increased by 100 percent. Through the latest recession, the county's unemployment rate did not rise above 3.6 percent.

Table C-1
Civilian Labor Force Trends, 1994-2004
Loudoun County, Virginia

Year	Civilian Labor Force	Labor Force Participation Rate*	Employed Persons	Unemployment	
				Number	Rate
1994	64,697	85.5%	62,704	1,993	3.1%
1995	69,040	85.0%	67,130	1,910	2.8%
1996	70,961	82.1%	69,300	1,661	2.3%
1997	76,036	81.6%	74,619	1,417	1.9%
1998	83,090	83.4%	82,074	1,016	1.2%
1999	90,439	84.4%	89,465	974	1.1%
2000	99,507	85.5%	98,618	889	0.9%
2001	109,358	85.5%	106,818	2,540	2.3%
2002	117,355	85.3%	113,159	4,196	3.6%
2003	119,031	79.1%	115,608	3,423	2.9%
2004	127,921	81.9%	124,976	2,945	2.3%

Sources: Virginia Employment Commission and Woods & Poole Economics, Inc., Washington, D.C. Copyright 2005. Woods & Poole does not guarantee the accuracy of this data. The use of this data and the conclusion drawn from it are solely the responsibility of Loudoun County Department of Economic Development.

*Labor Force Participation Rate calculated using number of residents aged 16-64.

Formerly Table II-6 in the 2003 Growth Summary.

Civilian Labor Force -- Northern Virginia

Loudoun contributes nearly 10 percent to the labor force in the Northern Virginia region. Based on data from the 2000 Census, about 50 percent of Loudoun residents also work within the county. Loudoun's labor force participation rate is among the highest in Northern Virginia, while the unemployment rate is among the lowest.

Table C-2
Labor Force Characteristics, 2004
Northern Virginia Jurisdictions

Jurisdiction	Civilian Labor Force		Labor Force Participation Rate*	Employment	Unemployment	
	Number	Distribution			Number	Rate
Alexandria City	81,097	6.2%	86.7%	78,765	2,332	2.9%
Arlington County	118,762	9.1%	85.0%	115,691	3,071	2.6%
Clarke County	7,303	0.6%	81.9%	7,102	201	2.8%
Fairfax County**	586,290	45.0%	81.4%	570,340	15,950	2.7%
Fauquier County	33,372	2.6%	73.4%	32,500	872	2.6%
Loudoun County	127,921	9.8%	81.9%	124,976	2,945	2.3%
Prince William County**	203,850	15.6%	78.1%	198,138	5,712	2.8%
Spotsylvania County**	68,305	5.2%	77.4%	66,298	2,007	2.9%
Stafford County	57,915	4.4%	73.7%	56,440	1,475	2.5%
Warren County	17,800	1.4%	78.4%	17,224	576	3.2%
Northern Virginia	1,302,615	100.0%	78.94%	1,267,475	35,140	2.7%
Virginia	3,814,793		76.0%	3,674,434	140,359	3.7%
U.S.	147,401,000		76.6%	139,252,000	8,149,000	5.5%

Sources: Virginia Employment Commission and Woods & Poole Economics, Inc., Washington, D.C. Copyright 2005. Woods & Poole does not guarantee the accuracy of this data. The use of this data and the conclusion drawn from it are solely the responsibility of Loudoun County Department of Economic Development.

* Labor Force Participation Rate calculated using number of residents aged 16-64.

** Includes independent cities.

Formerly Table I-5 in 2003 Growth Summary.

Occupational and Wage Characteristics -- Washington, D.C. Metropolitan Area

According to the Bureau of Labor Statistics, the occupational category with the most employees is Office and Administrative Support occupations. The highest paying occupations are those in Management and Legal occupations. For comparison, the average annual wage for the U.S. is \$36,520, the average hourly wage is \$17.56, and the median hourly wage is \$13.65.

Table C-3
Occupational and Wage Characteristics, November 2003
Washington, D.C. Metropolitan Statistical Area

Occupational Category	Employed Persons	Distribution	Hourly Wage		Annual Wage	
			Average	Median*	Average	Median*
Management occupations	200,290	7.4%	\$44.01	\$40.73	\$91,550	\$84,710
Business and financial operations occupations	192,800	7.1%	\$31.91	\$29.71	\$66,380	\$61,790
Computer and mathematical occupations	174,920	6.5%	\$33.57	\$33.30	\$69,830	\$69,260
Architecture and engineering occupations	67,030	2.5%	\$32.99	\$32.05	\$68,610	\$66,670
Life, physical, and social science occupations	52,470	1.9%	\$35.48	\$34.38	\$73,800	\$71,500
Community and social services occupations	28,160	1.0%	\$20.42	\$18.50	\$42,480	\$38,480
Legal occupations	57,560	2.1%	\$44.86	\$40.71	\$93,310	\$84,680
Education, training, and library occupations	157,460	5.8%	\$22.00	\$20.52	\$45,760	\$42,680
Arts, design, entertainment, sports, and media occupations	50,450	1.9%	\$25.16	\$22.95	\$52,320	\$47,730
Healthcare practitioners and technical occupations	111,220	4.1%	\$31.01	\$25.83	\$64,500	\$53,730
Healthcare support occupations	38,890	1.4%	\$12.48	\$11.68	\$25,970	\$24,290
Protective service occupations	72,400	2.7%	\$18.63	\$15.81	\$38,750	\$32,890
Food preparation and serving related occupations	190,470	7.0%	\$9.06	\$8.12	\$18,850	\$16,890
Building, grounds cleaning, maintenance occupations	102,970	3.8%	\$10.64	\$9.83	\$22,120	\$20,450
Personal care and service occupations	56,740	2.1%	\$11.75	\$9.64	\$24,430	\$20,050
Sales and related occupations	250,140	9.3%	\$15.53	\$10.94	\$32,290	\$22,750
Office and administrative support occupations	480,850	17.8%	\$16.78	\$15.12	\$34,910	\$31,440
Farming, fishing, and forestry occupations	1,290	0.0%	\$12.75	\$10.92	\$26,530	\$22,720
Construction and extraction occupations	129,620	4.8%	\$18.07	\$16.79	\$37,590	\$34,920
Installation, maintenance, and repair occupations	91,650	3.4%	\$19.42	\$18.52	\$40,400	\$38,510
Production occupations	71,230	2.6%	\$15.19	\$13.33	\$31,600	\$27,730
Transportation and material moving occupations	125,350	4.6%	\$14.48	\$12.11	\$30,120	\$25,180
All Occupations	2,703,960	100.0%	\$22.40	\$17.68	\$46,600	\$36,780

Source: Bureau of Labor Statistics.

* The median is the middle of a distribution: half the values are above the median and half are below the median.

Section D - Employment

The employment, establishment, and wage information provided here is compiled from the Quarterly Census of Employment and Wages (QCEW), or ES202, program. The ES202 program is a Federal/State cooperative program that collects and compiles employment and wage data for workers covered by State unemployment insurance (UI) laws, and Federal civilian workers covered by Unemployment Compensation for Federal Employees. This data excludes proprietors, the self-employed, unpaid family members, and certain farm and domestic workers. The following are additional definitions that may be helpful when analyzing this data:

- An establishment is an economic unit such as a farm, factory, store, or mine that produces goods or provides services. It is usually at a single physical location and engaged in one predominant type of economic activity. A business may have more than one establishment.
- Wages consist of earnings before payroll deductions, including production bonuses, incentive earnings, commissions and cost-of-living adjustment.

Loudoun County has a diverse employment base. Four industry sectors have a 10 percent or greater share of employment: Construction, Retail Trade, Information, and Services. This diversity has allowed the county to maintain stability when certain industries, or the economy in general, experience a slow down. Transportation and technology-related employment comprise a significant share of Loudoun's major businesses, including America Online, Independence Air, and Orbital Sciences Corporation.

In Northern Virginia, Loudoun County ranks third in employment, and is projected to lead all Northern Virginia localities in employment growth for each of the decades between 2000 and 2030.

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Employment Trends and Projections -- Loudoun County

With the growth of the technology clusters in the 1980s and 1990s, the continued regional growth centered around the federal government, and the expansion activity at Dulles International Airport, the county has experienced a high rate of employment growth. Employment is projected to increase by 55 percent between 2005 and 2015.

Table D-1a
Decennial Employment Trends and Projections, 1990-2030
Loudoun County, Virginia

Year	1990	2000	2010	2020	2030
Employment	40,142	87,046	153,021	212,178	270,356
Percent Change	143.3%	116.8%	75.8%	38.7%	27.4%

Table D-1b
Annual Employment Trends and Projections, 1994-2015
Loudoun County, Virginia

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Employment	47,002	51,795	55,139	60,712	65,791	76,405	87,406	97,200	99,012	104,514	112,187
Percent Change	8.4%	10.2%	6.5%	10.1%	8.4%	16.1%	14.4%	11.2%	1.9%	5.6%	7.3%

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Employment	118,032	125,677	133,409	140,186	146,963	153,741	160,518	166,341	172,165	177,988	183,812
Percent Change	5.2%	6.5%	6.2%	5.1%	4.8%	4.6%	4.4%	3.6%	3.5%	3.4%	3.3%

Sources: Virginia Employment Commission, Loudoun County Fiscal Impact Committee, and Loudoun County Department of Economic Development.
Formerly Table II-27 in the 2003 Growth Summary.

Trends in Employment -- Loudoun County

During the downturn in the national economy from 2000 through 2002, job growth in Loudoun County slowed, but has shown strong increases in the past two years. The diversity of employment in Loudoun has allowed the county to maintain stability when certain industries, or the economy in general, has experienced a slow down. The mix of employment has remained relatively constant over the past 10 years. However, the Information sector grew significantly in its share, from 2 percent to nearly 10 percent, while the Transportation & Warehousing sector lost about 5 percent of its share, decreasing from 14 percent in 1994 to 9 percent in 2004.

Table D-2
Trends in Employment by NAICS Industry, 1994-2004
Loudoun County, Virginia

North American Industry Classification System (NAICS)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Agricultural, Forestry, Fishing	285	304	319	274	260	284	347	364	430	388	431
Mining	170	183	191	186	232	179	180	192	185	175	184
Utilities	97	94	85	85	92	88	91	92	105	95	94
Construction	4,578	4,918	5,068	5,845	6,697	7,034	8,243	10,061	10,409	10,982	12,848
Manufacturing	2,565	3,673	3,453	3,568	3,818	3,718	4,370	3,830	4,128	4,281	4,557
Wholesale Trade	1,767	2,192	2,106	2,210	2,291	2,285	2,500	2,637	2,812	2,903	3,098
Retail Trade	5,301	5,598	6,000	6,750	6,851	8,370	9,128	10,303	10,957	11,683	13,033
Transportation & Warehousing	6,387	7,517	7,716	8,134	9,242	10,808	11,850	12,297	11,450	11,332	10,281
Information	923	983	1,086	1,246	1,501	4,773	6,505	10,682	10,641	10,330	10,684
Finance, Insurance, Real Estate	2,135	2,172	2,337	2,476	2,645	2,641	2,868	2,875	2,974	3,435	3,493
Services	14,794	15,718	17,136	19,571	21,284	24,270	28,040	30,111	30,122	32,576	36,694
Government: State	648	623	585	630	602	662	709	802	800	813	817
Government: Local	4,988	5,312	5,492	5,856	6,403	7,133	7,947	8,766	9,901	10,709	11,379
Government: Federal	2,364	2,508	3,565	3,881	3,873	4,160	4,268	4,188	4,098	4,812	4,594
Total All Industries	47,002	51,795	55,139	60,712	65,791	76,405	87,046	97,200	99,012	104,514	112,187
New Jobs	3,609	4,793	3,344	5,573	5,079	10,614	10,641	10,154	1,812	5,502	7,673
Percent Change	8.3%	10.2%	6.5%	10.1%	8.4%	16.1%	13.9%	11.7%	1.9%	5.6%	7.3%

Source: Virginia Employment Commission. Second quarter data.

Note: Covered employment; data exclude self-employed.

Formerly Tables II-7 and II-10 in the 2003 Growth Summary.

Employment by Zip Code -- Loudoun County

Dulles (20166) is the largest employment center, followed by Leesburg (20176) and Ashburn (20147). This is not surprising as many of Loudoun's largest employers, America Online, Independence Air, Loudoun Hospital Center, and MCI, are located in these zip codes. A zip code map is provided on page 72.

Table D-3
Employment by Zip Code, 2004
Loudoun County, Virginia

Zip	City	Ag, Forestry, Fishing	Mining	Utilities	Construc- tion	Manufac- turing	Wholesale Trade	Retail Trade	Trans & Warehous- ing	Informa- tion	FIRE*	Services	Public Admini- stration	All Industries
20105	Aldie	5.3%	0.0%	0.0%	1.6%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.3%	0.0%	0.4%
20107	Arcola	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
20117	Middleburg	25.2%	0.0%	0.0%	1.2%	0.5%	1.1%	1.7%	0.0%	0.3%	2.7%	1.6%	0.2%	1.3%
20129	Paeonian Springs	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20132	Purcellville	2.0%	0.0%	1.8%	4.6%	6.6%	3.0%	3.1%	0.9%	0.5%	2.1%	2.8%	0.9%	2.6%
20135	Bluemont	1.9%	0.0%	0.0%	0.5%	0.0%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.0%	0.2%
20141	Round Hill	2.8%	0.0%	0.0%	1.0%	0.1%	0.4%	0.1%	0.0%	0.0%	0.1%	0.3%	0.2%	0.3%
20147	Ashburn	0.2%	0.0%	0.0%	5.8%	12.2%	6.7%	6.5%	0.9%	32.5%	12.3%	7.6%	0.0%	8.8%
20148	Ashburn	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%	0.6%	0.0%	0.0%	0.7%	0.6%	0.0%	0.4%
20152	Chantilly	6.4%	44.8%	0.0%	8.7%	1.4%	0.8%	2.2%	1.3%	0.1%	1.8%	3.5%	0.0%	3.0%
20158	Hamilton	3.3%	0.0%	0.0%	0.6%	0.3%	1.3%	0.1%	0.0%	0.0%	0.4%	0.1%	0.2%	0.2%
20160	Lincoln	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20164	Sterling	0.0%	0.0%	0.0%	7.6%	8.6%	7.9%	19.8%	7.6%	0.6%	7.7%	9.7%	0.0%	8.8%
20165	Sterling	0.0%	0.0%	0.0%	1.5%	0.2%	1.5%	9.5%	0.4%	1.0%	4.1%	6.2%	0.0%	4.1%
20166	Dulles	7.8%	0.4%	0.6%	43.0%	57.1%	65.5%	31.2%	68.8%	59.6%	22.1%	22.9%	11.7%	36.6%
20175	Leesburg	2.9%	11.4%	88.5%	9.8%	10.6%	3.6%	6.5%	0.3%	2.0%	12.7%	9.6%	0.2%	7.2%
20176	Leesburg	17.8%	24.0%	9.1%	3.0%	0.5%	3.9%	16.0%	0.4%	1.6%	9.0%	29.2%	1.2%	14.7%
20180	Lovettsville	1.7%	0.0%	0.0%	1.1%	0.1%	0.2%	0.5%	0.1%	0.0%	0.5%	0.4%	0.0%	0.4%
20184	Upperville	18.2%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
20197	Waterford	2.1%	0.0%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.1%	0.7%	0.1%	0.0%	0.1%
22066	Great Falls	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	22.1%	0.0%	0.0%	0.9%
Not Available		2.4%	19.4%	0.0%	8.4%	1.5%	3.1%	1.8%	19.2%	1.4%	1.2%	4.9%	85.4%	9.9%

Source: Virginia Employment Commission, 2nd Quarter 2004. Compiled by: Loudoun County Department of Economic Development.

* Financial, Insurance, Real Estate.

Trends in Establishments -- Loudoun County

An establishment is usually at a single location and engaged in one predominant activity. While we use the number of establishments as an approximation for the number of businesses in the county, a company may be comprised of more than one establishment if they are in more than one location, or are engaged in multiple services or products that fall under different classifications. Approximately 83 percent of the businesses in Loudoun have 20 or fewer employees. Many of these small business are concentrated in those sectors with a high number of establishments, such as Services, Construction, and Retail.

Table D-4
Trends in Establishments by NAICS Industry, 1994-2004
Loudoun County, Virginia

North American Industry Classification System (NAICS)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Agricultural, Forestry, Fishing	55	52	60	60	65	63	65	68	69	68	67
Mining	6	6	7	7	7	7	6	7	8	7	6
Utilities	3	3	3	4	5	5	4	4	5	6	5
Construction	480	498	494	510	552	557	591	669	708	748	806
Manufacturing	117	135	137	137	139	133	135	135	131	143	146
Wholesale Trade	162	177	186	197	215	244	266	315	338	336	352
Retail Trade	411	418	430	453	464	516	565	614	634	663	712
Transportation & Warehousing	99	125	129	134	148	162	184	191	198	206	219
Information	52	58	68	85	104	111	131	154	141	141	157
Finance, Insurance, Real Estate	260	266	271	288	295	315	360	382	401	415	475
Services	1,538	1,443	1,558	1,704	1,862	1,997	2,184	2,458	2,621	2,823	3,116
Government: State	21	20	20	19	19	19	19	20	19	19	19
Government: Local	27	28	28	27	26	31	31	31	31	31	31
Government: Federal	22	25	26	29	24	23	24	27	26	31	33
Total All Industries	3,253	3,254	3,417	3,654	3,925	4,183	4,565	5,075	5,330	5,637	6,144
New Establishments	341	1	163	237	271	258	382	510	255	307	507
Percent Change	12.5%	0.0%	5.0%	6.9%	7.4%	6.6%	9.1%	11.2%	5.0%	5.8%	9.0%

Source: Virginia Employment Commission; Second quarter data.

Note: Covered employment; data exclude self-employed.

Formerly Tables II-8 and II-10 in the 2003 Growth Summary.

Establishments by Zip Code -- Loudoun County

Just as with employment, the highest number of establishments can be found in Dulles (20166). The Leesburg zip codes (20175 and 20176) have a relatively high number of establishments due to their large number of Service and Retail sector businesses, as does Sterling (20164). A zip code map is provided on page 72.

Table D-5
Establishments by Zip Code, 2004
Loudoun County, Virginia

Zip	City	Ag, Forestry, Fishing	Mining	Utilities	Construction	Manufac- turing	Wholesale Trade	Retail Trade	Trans & Warehousing	Information	FIRE*	Services	Public Administration	All Industries
20105	Aldie	9.0%	0.0%	0.0%	2.4%	0.0%	0.0%	1.0%	1.3%	0.6%	0.0%	1.0%	0.0%	1.1%
20107	Arcola	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
20117	Middleburg	26.9%	0.0%	0.0%	3.0%	2.0%	2.0%	4.9%	0.4%	3.2%	6.6%	2.8%	1.8%	3.5%
20129	Paeonian Springs	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.2%	0.2%	0.0%	0.2%
20132	Purcellville	7.5%	0.0%	16.7%	9.3%	8.8%	3.7%	6.3%	4.3%	4.5%	4.3%	5.7%	1.8%	6.0%
20135	Bluemont	4.5%	0.0%	0.0%	1.0%	0.0%	0.3%	0.0%	0.0%	0.6%	0.0%	0.4%	0.0%	0.4%
20141	Round Hill	4.5%	0.0%	0.0%	3.3%	1.4%	1.1%	0.4%	0.4%	1.3%	0.4%	0.9%	1.8%	1.2%
20147	Ashburn	1.5%	0.0%	0.0%	6.1%	6.8%	10.5%	5.7%	6.0%	12.3%	8.6%	11.6%	0.0%	9.2%
20148	Ashburn	0.0%	0.0%	0.0%	0.6%	0.7%	1.1%	1.0%	0.0%	1.3%	1.9%	2.2%	0.0%	1.5%
20152	Chantilly	3.0%	33.3%	0.0%	4.7%	2.7%	2.6%	2.7%	4.3%	3.2%	2.3%	3.4%	0.0%	3.3%
20158	Hamilton	7.5%	0.0%	0.0%	2.0%	0.7%	0.3%	0.6%	0.4%	0.0%	0.9%	0.9%	1.8%	1.0%
20160	Lincoln	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%	0.0%	0.1%
20164	Sterling	0.0%	0.0%	0.0%	15.7%	11.6%	9.7%	15.5%	9.8%	5.2%	11.8%	11.2%	0.0%	11.9%
20165	Sterling	0.0%	0.0%	0.0%	5.2%	0.7%	8.3%	6.2%	2.6%	7.8%	8.3%	10.9%	0.0%	8.2%
20166	Dulles	1.5%	16.7%	16.7%	15.6%	42.9%	26.5%	20.0%	45.7%	22.7%	10.5%	13.8%	7.1%	17.2%
20175	Leesburg	4.5%	16.7%	33.3%	8.7%	8.8%	5.7%	8.7%	4.3%	11.7%	13.7%	11.6%	1.8%	10.2%
20176	Leesburg	6.0%	16.7%	33.3%	5.9%	4.8%	6.3%	20.6%	3.8%	8.4%	13.3%	12.0%	3.6%	11.3%
20180	Lovettsville	3.0%	0.0%	0.0%	3.8%	1.4%	1.1%	1.1%	1.7%	0.0%	0.9%	1.5%	0.0%	1.7%
20184	Upperville	11.9%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.3%
20197	Waterford	3.0%	0.0%	0.0%	1.2%	0.7%	0.3%	0.1%	0.0%	1.3%	0.4%	0.5%	0.0%	0.5%
22066	Great Falls	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.4%	0.0%	0.0%	10.5%	0.2%	0.0%	1.1%
Not Available		4.5%	16.7%	0.0%	10.5%	6.1%	19.7%	4.3%	14.5%	15.6%	5.3%	9.1%	80.4%	9.9%

Source: Virginia Employment Commission, 2nd Quarter 2004. Compiled by: Loudoun County Department of Economic Development.

* Financial, Insurance, Real Estate.

Major Employers -- Loudoun County

Loudoun's major employers are defined as those with 250 or more employees. Transportation and technology-related employment comprise a significant share of Loudoun's major businesses. Since approximately 97 percent of Loudoun's businesses have less than 100 employees, this list only represents a small portion of the business environment. A list of Loudoun employers with 100 or more employees is available on our website at www.loudoun.gov/business/.

Table D-6
Major Employers, Second Quarter 2004
Loudoun County, Virginia

Company Name	Industry Description*	Employment Range
America Online, Inc.	Internet Service Providers	Over 5,000
Loudoun County Public Schools	Educational Services	Over 5,000
Atlantic Coast Airlines (Independence Air)	Air Transportation	1,000-4,999
County of Loudoun	Public Administration	1,000-4,999
Loudoun Hospital Center	Ambulatory Health Care Services	1,000-4,999
U. S. Postal Service	Postal Service	1,000-4,999
United Airlines, Inc.	Air Transportation	1,000-4,999
MCI, Inc.	Telecommunications	1,000-4,999
Airline Pilots Association	Religious, Grantmaking, Civic, Prof Organizations	500-999
Benchmark Conference Resort, Inc. (Founders Inn & Lansdowne Resort)	Accommodation	500-999
Dobbs International (Gate Gourmet)	Food Services and Drinking Places	500-999
Homeland Security (Emergency Preparedness & Response)	Justice, Public Order, and Safety Activities	500-999
Metropolitan Washington Airports Authority (MWAA)	Administration of Economic Programs	500-999
Orbital Sciences Corporation	Computer and Electronic Product Manufacturing	500-999
Southland Concrete Corp.	Construction of Buildings	500-999
Toll Brothers, Inc.	Construction of Buildings	500-999
U. S. Dept of Transportation (Federal Aviation Administration)	Support Activities for Transportation	500-999
U. S. Dept of Transportation (Transportation Security Administration)	Administration of Economic Programs	500-999
Wal-Mart Associates, Inc.	General Merchandise Stores	500-999
Wegmans Food Markets, Inc.	Food and Beverage Stores	500-999
ABC Washington Dulles, LLC	Merchant Wholesalers, Durable Goods	250-499
Aerolink Transportation	Transit and Ground Passenger Transportation	250-499
Air Force Retired Officer (Falcons Landing)	Nursing and Residential Care Facilities	250-499
Airline Tariff Publishers, Inc.	Internet Publishing and Broadcasting	250-499
American Infrastructure, Inc.	Specialty Trade Contractors	250-499

Table D-6, Continued
Major Employers, Second Quarter 2004
Loudoun County, Virginia

Company Name	Industry Description*	Employment Range
Barber & Ross Co.	Wood Product Manufacturing	250-499
Club Demonstration Services, Inc.	Professional, Scientific, and Technical Services	250-499
Computer Sciences Corporation	Professional, Scientific, and Technical Services	250-499
Costco Wholesale	General Merchandise Stores	250-499
Dynaletric Company, Inc.	Specialty Trade Contractors	250-499
Federal Express Corporation	Couriers and Messengers	250-499
Food Lion, LLC	Food and Beverage Stores	250-499
Gemini Air Cargo, Inc.	Air Transportation	250-499
Giant of Maryland, Inc.	Food and Beverage Stores	250-499
Home Depot USA, Inc.	Building Material and Supplies Dealers	250-499
Host International, Inc.	Food Services and Drinking Places	250-499
J K Moving & Storage, Inc.	Truck Transportation	250-499
Loudoun Medical Group, PC	Ambulatory Health Care Services	250-499
Mastec Services Company, Inc.	Professional, Scientific, and Technical Services	250-499
May Department Stores Co. (Hecht's/Lord & Taylor)	General Merchandise Stores	250-499
McDonald's Restaurant of VA	Food Services and Drinking Places	250-499
Meadows Farms, Inc.	Building Material and Supplies Dealers	250-499
Miller and Long Co., Inc.	Specialty Trade Contractors	250-499
N A L C Health Benefit Plan	Insurance Carriers and Related Activities	250-499
National Electronics Warranty Corp	Insurance Carriers and Related Activities	250-499
Neustar, Inc.	Professional, Scientific, and Technical Services	250-499
NLX LLC	Professional, Scientific, and Technical Services	250-499
Northern Virginia Community College	Educational Services	250-499
Prospect Waterproofing Company	Specialty Trade Contractors	250-499
Safeway Stores, Inc.	Food and Beverage Stores	250-499
Shoppers Food Warehouse	General Merchandise Stores	250-499
Sky Chefs, Inc.	Food Services and Drinking Places	250-499
Swissport USA, Inc.	Support Activities for Transportation	250-499
Target Corporation	General Merchandise Stores	250-499
Town of Leesburg	Public Administration	250-499
Verisign, Inc.	Professional, Scientific, and Technical Services	250-499

Source: Virginia Employment Commission.

* Industries are self reported.

Formerly Table II-11 in the 2003 Growth Summary.

Trends in Average Weekly Wage -- Loudoun County

The average weekly wage in Loudoun County has increased by 74 percent in the past 10 years. Nationally the average weekly wage has increased only 44 percent during the same period, from \$503 in 1994 to \$724 in 2004.

Table D-7
Trends in Average Weekly Wages by NAICS Industry, 1994-2004
Loudoun County, Virginia

North American Industry											
Classification System (NAICS)	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Agricultural, Forestry, Fishing	\$319	\$340	\$348	\$378	\$384	\$439	\$471	\$496	\$549	\$524	\$491
Mining	\$731	\$726	\$694	\$742	\$699	\$843	\$906	\$899	\$1,024	\$949	\$1,008
Utilities	\$791	\$807	\$860	\$856	\$989	\$945	\$918	\$985	\$1,037	\$1,099	\$1,041
Construction	\$556	\$558	\$584	\$589	\$627	\$662	\$710	\$756	\$785	\$774	\$821
Manufacturing	\$582	\$802	\$736	\$795	\$784	\$734	\$784	\$796	\$908	\$951	\$1,102
Wholesale Trade	\$876	\$917	\$921	\$961	\$1,019	\$965	\$1,030	\$1,159	\$1,052	\$1,126	\$1,135
Retail Trade	\$379	\$387	\$404	\$428	\$406	\$407	\$449	\$452	\$472	\$489	\$483
Transportation & Warehousing	\$539	\$485	\$512	\$506	\$599	\$590	\$617	\$702	\$715	\$688	\$772
Information	\$583	\$605	\$683	\$686	\$851	\$2,612	\$3,964	\$7,657	\$2,117	\$2,100	\$2,043
Finance, Insurance, Real Estate	\$538	\$561	\$575	\$598	\$655	\$673	\$799	\$831	\$934	\$985	\$994
Services	\$602	\$588	\$608	\$685	\$637	\$684	\$691	\$731	\$880	\$1,067	\$877
Government: State	\$439	\$491	\$511	\$504	\$540	\$549	\$573	\$536	\$555	\$567	\$557
Government: Local	\$525	\$504	\$536	\$547	\$571	\$590	\$633	\$688	\$735	\$752	\$768
Government: Federal	\$904	\$854	\$879	\$941	\$1,074	\$1,095	\$1,206	\$1,269	\$1,348	\$1,267	\$1,293
Average All Industries	\$530	\$535	\$559	\$582	\$639	\$768	\$933	\$1,487	\$911	\$923	\$925
Percent Change	1.1%	0.9%	4.5%	4.1%	9.8%	20.2%	21.5%	59.4%	-38.7%	1.3%	0.2%

Source: Virginia Employment Commission; Second quarter data.

Note: Covered employment; data exclude self-employed.

Formerly Tables II-9 and II-10 in the 2003 Growth Summary.

At-Place Employment -- Northern Virginia

Loudoun ranks third in the region's employment, accounting for 9 percent of the employment in Northern Virginia. However, Loudoun has larger shares of employment in particular sectors, specifically Construction, Manufacturing, Transportation & Warehousing, and Information.

Table D-8
At-Place Employment by NAICS Industry Classification, 2nd Quarter 2004
Northern Virginia Jurisdictions

Jurisdiction	Ag, Forestry, Fishing	Mining	Utilities	Construction	Manufacturing	Wholesale Trade	Retail Trade	T & W*	Information	FIRE**	Services	Govern- ment	All Industries
Alexandria City	(D)	(D)	362	3,874	1,533	2,483	9,077	1,927	2,141	6,402	48,747	15,763	92,316
Arlington County	(D)	0	424	3,199	572	1,890	9,295	8,051	6,201	6,757	75,364	43,498	155,256
Clarke County	138	(D)	0	403	1,166	56	323	23	22	255	1,239	714	4,358
Fairfax City	0	0	(D)	1,213	180	365	4,867	98	887	1,906	12,666	1,550	24,026
Fairfax County	90	(D)	(D)	31,185	11,020	15,316	53,661	6,650	35,080	32,950	285,418	70,442	543,053
Falls Church City	0	0	(D)	808	122	77	1,351	101	356	456	6,287	4,951	14,510
Fauquier County	538	51	(D)	3,168	1,028	743	2,409	355	336	691	7,776	3,661	20,806
Fredericksburg City	(D)	0	(D)	776	583	808	3,752	200	853	1,241	13,141	3,480	24,857
Loudoun County	431	184	94	12,848	4,557	3,098	13,033	10,281	10,684	3,493	36,694	16,790	112,187
Manassas City	0	(D)	(D)	2,469	1,217	482	3,448	477	199	891	10,972	2,829	23,001
Manassas Park City	0	0	0	1,600	181	219	328	(D)	(D)	55	694	562	3,688
Prince William County	157	(D)	385	13,257	2,409	2,143	17,294	1,571	1,261	3,309	33,893	20,742	96,484
Spotsylvania County	33	(D)	0	3,630	2,120	738	6,385	1,579	204	1,270	7,204	4,823	28,019
Stafford County	27	(D)	(D)	3,233	531	2,426	2,954	572	186	(D)	8,780	5,177	28,836
Warren County	(D)	0	0	1,001	858	98	1,498	1,035	86	385	3,957	1,644	10,578
Northern Virginia Jurisdiction Total	1,910	609	3,045	84,077	29,338	31,683	131,985	33,166	59,199	65,454	560,565	196,624	1,197,655
Distribution	0.2%	0.1%	0.3%	7.0%	2.4%	2.6%	11.0%	2.8%	4.9%	5.5%	46.8%	16.4%	100.0%

Source: Virginia Employment Commission. Second quarter data; covered employment -- may not include self-employed.

Note: Individual county All Industries Total may not sum exactly to Northern Virginia total - see VEC data.

* Transportation and Warehousing. **Finance, Insurance, and Real Estate.

(D) - Data are suppressed. Values may not sum to total due to suppression and rounding error. Suppressed data are included in All Industries totals.

Formerly Table I-7 in the 2003 Growth Summary.

Employment Projections -- Northern Virginia

The regional forecast generated by the Washington Metropolitan Council of Governments projects that Loudoun County will become the third-largest employment center in the region by 2010. Loudoun County is also projected to lead all Northern Virginia localities in employment growth for each of the decades between 2000 and 2030.

Table D-9
Employment Projections, 1990-2030
Northern Virginia Jurisdictions*

Jurisdiction	Employment (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	93.2	91.4	113.3	132.5	148.0	-1.9%	24.0%	16.9%	11.7%	10.9%	8.4%	8.1%	7.9%	7.8%
Arlington County	183.1	188.4	217.8	254.4	275.8	2.9%	15.6%	16.8%	8.4%	21.4%	17.3%	15.6%	15.2%	14.6%
Fairfax City	26.9	27.3	31.3	35.3	39.3	1.5%	14.7%	12.8%	11.3%	3.1%	2.5%	2.2%	2.1%	2.1%
Fairfax County	403.7	550.3	683.9	784.1	856.2	36.3%	24.3%	14.7%	9.2%	47.2%	50.6%	48.9%	46.9%	45.4%
Falls Church City	9.2	9.4	11.8	17.8	20.3	2.2%	25.5%	50.8%	14.0%	1.1%	0.9%	0.8%	1.1%	1.1%
Loudoun County	39.3	87.0	153.7	212.9	271.2	121.4%	76.7%	38.5%	27.4%	4.6%	8.0%	11.0%	12.7%	14.4%
Manassas/Manassas Park Cities	19.5	22.6	27.7	29.2	29.4	15.9%	22.6%	5.4%	0.7%	2.3%	2.1%	2.0%	1.7%	1.6%
Prince William County	68.8	86.8	120.3	156.8	186.0	26.2%	38.6%	30.3%	18.6%	8.0%	8.0%	8.6%	9.4%	9.9%
Stafford County	11.0	25.3	38.3	49.2	59.7	130.0%	51.4%	28.5%	21.3%	1.3%	2.3%	2.7%	2.9%	3.2%
Total	854.7	1,088.5	1,398.1	1,672.2	1,885.9	27.4%	28.4%	19.6%	12.8%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments, Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Formerly Table I-8 in the 2003 Growth Summary.

Section E - Business and Economic Statistics

There are many statistics that can be used to interpret the health of the local economy. In addition to statistics in other sections of the *Growth Summary*, the following are additional, relevant data.

- Taxable sales act as a gauge for consumer spending and the economic performance of local businesses. In Loudoun, the total taxable sales increased by over 40 percent since 2000.
- Hotel occupancy rate is a measure of the tourism component of the economy. The local occupancy rate has continued its upward trend.
- Washington Dulles International Airport is an economic engine for both the local and regional economy. Passenger counts reached their highest levels ever in 2004.

In this Section:

Loudoun County

E-1	Trends in Taxable Sales.	33
E-2	Hotel/Motel Occupancy and Room Rates.	34
E-3	Trends in Airport Passengers and Freight.	35

Trends in Taxable Sales -- Loudoun County

Taxable sales include all transactions subject to tax. Total taxable sales do not necessarily indicate the gross sales of businesses because only transactions subject to sales and use tax are included. Taxable sales act as a gauge for consumer spending and local economic performance. In Loudoun, total taxable sales increased by over 40 percent since 2000, with the Automotive category experiencing the greatest increase during that period. Comparatively, the total taxable sales in the Commonwealth of Virginia increased by only 18 percent between 2000 and 2004.

Table E-1
Trends in Taxable Sales, 2000-2004
Loudoun County, Virginia

Category	Taxable Sales (\$M)				
	2000	2001	2002	2003	2004
Apparel	\$167.87	\$196.21	\$226.91	\$246.98	\$265.70
Automotive	\$89.61	\$113.20	\$228.02	\$259.17	\$293.82
Food	\$606.88	\$664.78	\$697.91	\$748.34	\$881.15
Furniture, Home Furnishings, and Equipment	\$255.06	\$256.76	\$256.72	\$366.13	\$315.17
General Merchandise	\$433.26	\$423.94	\$359.96	\$387.02	\$424.54
Lumber, Building Material, and Supply	\$232.22	\$273.95	\$290.64	\$316.44	\$383.75
Fuel	\$9.76	\$8.25	\$5.10	\$13.06	\$14.32
Machinery, Equipment, and Supplies	\$163.22	\$142.44	\$115.22	\$120.41	\$171.88
Miscellaneous	\$424.43	\$484.55	\$525.44	\$601.42	\$701.48
Hotels, Motels, Tourist Camps, Etc.	\$99.26	\$75.12	\$79.26	\$89.15	\$88.87
Alcoholic Beverage	\$3.85	\$5.43	\$3.62	\$9.69	\$10.75
Other Miscellaneous and Unidentifiable	\$4.19	\$3.56	\$6.63	\$11.23	\$28.58
Total	\$2,489.61	\$2,648.17	\$2,795.44	\$3,169.05	\$3,580.00

Source: Virginia Department of Taxation.

Hotel Occupancy and Room Rates -- Loudoun County

There was a significant increase in the occupancy rate this past year, along with an upward turn in room rates. The average industry occupancy was 61.3 percent in 2004, and the average room rate nationwide was \$86.41. Loudoun County has approximately 4,000 hotel rooms, 50 percent of which are full service rooms, and 20 percent are extended stay.

Table E-2
Hotel Occupancy and Room Rates, 2002-2004
Loudoun County, Virginia

Year	Occupancy		Room Rate	
	This Year	% Change	This Year	% Change
2002	57.0%	3.1%	\$102.11	-1.5%
2003	59.8%	4.9%	\$99.53	-2.5%
2004	68.3%	14.2%	\$107.86	8.4%

Source: Smith Travel Research.

Trends in Airport Passengers and Freight -- Loudoun County

Washington Dulles International Airport continues to be a driving force in both the world's airline traffic and the regional economy. As the region's economic engine, the airport employs more than 18,800 people and generates \$6.2 billion in business revenue. Passenger counts reached their highest levels ever in 2004. This can be attributed in part to the arrival of low fare options at Dulles.

Table E-3a
Decennial Trends in Airport Passengers and Freight, 1962-2000
Washington Dulles International Airport

Year	1962*	1970	1980	1990	2000
Domestic Passengers	52,846	1,869,194	2,086,214	9,042,829	15,872,660
International Passengers	0	288,269	538,184	1,395,260	4,232,033
Total Passengers	52,846	2,157,463	2,624,398	10,438,089	20,104,693
Freight Total (000 lbs)	961	38,931	54,738	295,892	709,319

Table E-3b
Annual Trends in Airport Passengers and Freight, 1994-2004
Washington Dulles International Airport

Year	1994	1995	1996	1997	1998
Domestic Passengers	8,946,588	9,652,858	10,095,340	10,697,389	12,444,662
International Passengers	2,744,198	2,790,799	2,798,688	3,060,472	3,301,680
Total Passengers	11,690,786	12,443,657	12,894,028	13,757,861	15,746,342
Freight Total (000 lbs)	506,799	529,364	559,546	644,937	651,821

Year	1999	2000	2001	2002	2003	2004
Domestic Passengers	16,054,958	15,872,660	14,020,710	13,145,607	12,928,047	18,213,886
International Passengers	3,742,371	4,232,033	3,981,609	4,089,556	4,022,334	4,654,996
Total Passengers	19,797,329	20,104,693	18,002,319	17,235,163	16,950,381	22,868,882
Freight Total (000 lbs)	647,404	709,319	635,469	670,327	589,876	646,475

Source: Metropolitan Washington Airports Authority.

* Dulles International Airport opened in 1962.

Section F - Residential Development

Housing and real estate reflect the overall population growth in a county. Housing and real estate markets rise accordingly to meet demand. By evaluating availability and pricing of housing, the economic value of the community and the sustainability of the local real estate markets can be determined. Housing and real estate prices also define the type and amount of spending that consumers may exhibit.

A high quality of life available in Loudoun County make it a desirable place to live. The many amenities, prosperous businesses, planned communities and access to the Washington, D.C. metropolitan area have all contributed to the population growth, and thus, the rise in residential developments in the county. Since 2000, over 30,000 residential building permits have been issued in Loudoun. In the years from 2000 through 2004, Loudoun has been one of the top two jurisdictions in Northern Virginia in number of residential permits issued.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Trends in Housing Stock by Type -- Loudoun County

In 2004, Loudoun County's current residential inventory was 85,639 units. Single-family detached units were estimated to account for 53.4 percent of all units. Single-family detached units were growing at the fastest rate among all housing units in Loudoun County in the current decade.

Table F-1
Housing Stock by Type, 2004
Loudoun County, Virginia

Type of Unit	Housing Units		Distribution 2004	Change 2000-2004	
	2000	2004		Number	Percent
Single-Family Detached	34,974	45,693	53.4%	10,719	45.7%
Single-Family Attached	15,270	23,101	27.0%	7,831	33.4%
Multifamily	11,916	16,845	19.7%	4,929	21.0%
Total	62,160	85,639	100.0%	23,479	37.8%

*Source: U.S. Census Bureau and Loudoun County Department of Economic Development.
Formerly Table II-12 in the 2003 Growth Summary.*

Housing Sales Trends by Type -- Loudoun County

In 2004, just over 13,000 housing units were sold in Loudoun County for an average price of about \$451,796. Among the units sold, 51 percent were single-family detached, 36 percent were single-family attached, and the remaining 13 percent were condominiums. Sales prices for single-family detached units have increased by 156 percent in the last decade, the most of all the housing types.

Table F-2
Housing Sales Trends by Type, 1994-2004
Loudoun County, Virginia

Unit Type	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Number of Units Sold											
Single-Family Detached	2,377	2,151	2,561	3,006	3,625	4,228	4,433	3,940	4,409	5,667	6,641
Single-Family Attached	1,293	1,543	1,483	1,642	2,032	2,706	3,436	4,024	3,963	4,685	4,761
Condominium	416	476	353	373	570	581	910	1,146	1,124	1,265	1,731
All Units	4,086	4,170	4,397	5,021	6,227	7,515	8,779	9,110	9,496	11,617	13,133
Change From Previous Year	-4.3%	2.1%	5.4%	14.2%	24.0%	20.7%	16.8%	3.8%	4.2%	22.3%	13.0%
Average Price of Units Sold											
Single-Family Detached	\$222,003	\$229,515	\$239,569	\$246,772	\$264,715	\$290,851	\$346,205	\$396,016	\$427,199	\$477,471	\$568,297
Single-Family Attached	\$145,957	\$155,007	\$150,687	\$154,032	\$156,092	\$165,590	\$188,679	\$228,150	\$253,754	\$292,300	\$361,654
Condominium	\$103,458	\$99,474	\$101,319	\$100,629	\$133,572	\$117,686	\$134,958	\$143,159	\$170,584	\$199,802	\$252,767
All Units	\$185,869	\$187,101	\$198,492	\$205,587	\$217,265	\$232,359	\$262,654	\$290,059	\$324,440	\$372,558	\$451,796
Change From Previous Year	3.9%	0.7%	6.1%	3.6%	5.7%	6.9%	13.0%	10.4%	11.9%	14.8%	21.3%

Source: Loudoun County Department of Financial Services. Compiled by: Loudoun County Department of Economic Development.
Formerly Table II-14 in the 2003 Growth Summary.

Trends in Residential Building Permits by Type -- Loudoun County

In 2004, 6,593 building permits for new residential units were issued. About 53 percent of the permits were for single-family detached units, 30 percent were for single-family attached units, and 16 percent were for multifamily or condominiums.

Table F-3
Trends in Residential Building Permits Issued for New Units by Type, 1994-2004
Loudoun County, Virginia

Year	Single-Family Detached		Single-Family Attached		Multifamily		All Units
	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	
1994	1,723	44.8%	1,339	34.8%	786	20.4%	3,848
1995	1,382	51.5%	1,066	39.7%	238	8.9%	2,686
1996	1,646	53.9%	1,065	34.8%	345	11.3%	3,056
1997	1,904	54.3%	1,278	36.5%	323	9.2%	3,505
1998	2,384	45.2%	1,527	29.0%	1,363	25.8%	5,274
1999	2,746	46.9%	1,817	31.0%	1,289	22.0%	5,852
2000	2,680	43.7%	2,377	38.8%	1,077	17.6%	6,134
2001	1,827	38.8%	1,578	33.5%	1,307	27.7%	4,712
2002	2,874	48.1%	1,608	26.9%	1,494	25.0%	5,976
2003	3,316	49.8%	2,247	33.8%	1,094	16.4%	6,657
2004	3,498	53.1%	2,000	30.3%	1,095	16.6%	6,593
1994-2004	25,980	47.9%	17,902	33.0%	10,411	19.2%	54,293

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.
Formerly Table II-15 in the 2003 Growth Summary.

Residential Building Permits by Type -- Loudoun County

Nearly all of the residential building permits issued in 2004 within the incorporated towns were in Leesburg and Purcellville. Among the planning subareas, over 43 percent of all residential building permits in 2004 were for the Ashburn subarea and 23 percent for Dulles. Maps showing location of towns and planning subareas are provided on pages 70 and 71, respectively.

Table F-4
Residential Building Permits Issued for Towns and Planning Subareas, 2004
Loudoun County, Virginia

	Permits Issued for New Units				Distribution
	Single-Family Detached	Single-Family Attached	Multifamily	Total	
Incorporated Towns					
Hamilton	0	0	0	0	0.0%
Hillsboro	0	0	0	0	0.0%
Leesburg	171	143	78	392	59.9%
Lovettsville	15	0	0	15	2.3%
Middleburg	0	0	0	0	0.0%
Purcellville	176	70	0	246	37.6%
Round Hill	1	0	0	1	0.2%
Total	363	213	78	654	100.0%
Planning Subareas					
Ashburn	1,337	1,019	498	2,854	43.3%
Dulles	884	605	18	1,507	22.9%
Leesburg	421	263	78	762	11.6%
Northwest	184	0	1	185	2.8%
Potomac	9	43	107	159	2.4%
Route 15 North	93	0	0	93	1.4%
Route 15 South	31	0	0	31	0.5%
Route 7 West	492	70	0	562	8.5%
Southwest	44	0	0	44	0.7%
Sterling	3	0	393	396	6.0%
Total	3,498	2,000	1,095	6,593	100.0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.
Formerly Table II-16 in the 2003 Growth Summary.

Residential Building Permits by Planning Subarea -- Loudoun County

The Ashburn and Leesburg planning subareas have accounted for more than 55 percent of all residential building permits since 1994. A map showing the location of the planning subareas is provided on page 71.

Table F-5
Residential Building Permits Issued by Planning Subarea, 1994-2004
Loudoun County, Virginia

Planning Subarea	Number of Permits for New Units											Total 1994-2004	Distribution 1994-2004
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004		
Ashburn	1,263	759	948	1,262	1,946	2,236	1,955	1,817	3,275	2,444	2,854	20,759	38.2%
Dulles	1	227	429	504	684	746	679	504	651	2,148	1,507	8,080	14.9%
Leesburg	633	557	459	619	765	911	1,435	1,330	1,104	1,037	762	9,612	17.7%
Northwest	62	42	45	46	73	101	120	77	118	108	185	977	1.8%
Potomac	1,394	812	708	499	990	817	793	477	176	116	159	6,941	12.8%
Route 15 North	18	28	23	51	58	31	31	31	57	57	93	478	0.9%
Route 15 South	10	23	27	24	27	29	36	14	20	24	31	265	0.5%
Route 7 West	143	88	122	271	267	297	381	326	364	480	562	3,301	6.1%
Southwest	52	33	72	49	50	71	75	26	55	72	44	599	1.1%
Sterling	272	117	223	180	414	613	629	110	156	171	396	3,281	6.0%
Total	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	5,976	6,657	6,593	54,293	100.0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.
Formerly Table II-17 in the 2003 Growth Summary.

New Residential Construction by Project -- Loudoun County

Residential building permits by unit type issued in 2004 are listed by project or subdivision. The subdivisions of Belmont, Lansdowne and South Riding experienced significant development in 2004. A listing of housing units for completed subdivisions is available on the Loudoun County Department of Economic Development website at www.loudoun.gov/business/.

Table F-6
Residential Building Permits Issued by Project/Subdivision, 2004
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Ashbrook	Ashburn	64	91	0	155
Ashburn Square	Ashburn	8	0	0	8
Ashburn Village	Ashburn	0	31	80	111
Beacon Hill	Leesburg	38	0	0	38
Beauregard Estates	Leesburg	8	0	0	8
Belmont	Ashburn	157	324	0	481
Belmont Greene	Ashburn	17	8	0	25
Blue Spring Farm	Dulles	33	0	0	33
Bolington Road Subdivision	Northwest	4	0	0	4
Brambleton	Ashburn	114	7	0	121
Broad Run Farms	Potomac	6	0	0	6
Broadlands	Ashburn	144	173	0	317
Broadoak	Route 7 West	9	0	0	9
Bruce Subdivision	Northwest	19	0	0	19
Canterbury	Ashburn	7	0	0	7
Cascades	Potomac	0	28	32	60
Catoctin Creeks	Route 7 West	4	0	0	4
Cedar Crest	Dulles	50	0	0	50
Cedar Hunt	Dulles	93	0	0	93
Cedar Ridge	Ashburn	15	0	0	15
Central Parke at Lowes Island (Cascades age restricted)	Potomac	0	0	75	75
Colonnade (Dulles Town Center)	Sterling	0	0	393	393
Courts Of St. Francis	Route 7 West	7	0	0	7
Denton Terrace (Bodmer Property)	Ashburn	0	63	0	63

Table F-6, Continued
Residential Building Permits Issued by Project/Subdivision, 2004
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Dutchman's Creek	Northwest	8	0	0	8
Edward's Landing	Leesburg	43	0	0	43
Estates of Forest Ridge	Ashburn	14	0	0	14
Farmwell (<i>Trask</i>)	Ashburn	23	0	0	23
Fawn Meadow	Route 7 West	4	0	0	4
Ferrell Add Cts St Francis	Route 7 West	9	0	0	9
Flynn's Crossing (<i>Ryan Park Center</i>)	Ashburn	0	0	20	20
Georgetown Mews	Route 7 West	4	0	0	4
Glynn Tarra Estates	Route 15 North	17	0	0	17
Golden Springs	Route 7 West	4	0	0	4
Greenwood Commons	Route 7 West	25	0	0	25
Hamlet at Leesburg	Leesburg	0	6	0	6
Hamlets of Blue Ridge	Route 7 West	8	0	0	8
Hawks View Glen	Leesburg	0	6	0	6
Hawthorne Division	Northwest	6	0	0	6
Heather Knolls	Route 7 West	23	0	0	23
Hirst Farm	Route 7 West	64	0	0	64
Hunt at Belmont, The (<i>Bless/Weller</i>)	Ashburn	47	0	0	47
Kings Crossing	Leesburg	10	0	0	10
Kirkpatrick Farms	Dulles	58	88	0	146
Lakes at Belle Terra	Ashburn	63	0	0	63
Lansdowne on the Potomac	Ashburn	483	240	147	870
Lenah Run	Dulles	33	0	0	33
Long Meadow Hamlet	Route 15 South	18	0	0	18
Loudoun Parkway Center	Ashburn	0	0	251	251
Loudoun Valley Estates	Ashburn	230	89	0	319
Lovella	Southwest	7	0	0	7
Marches, The	Dulles	6	0	0	6
Moler Property	Northwest	15	0	0	15
Near Town Meadows	Northwest	15	0	0	15
Oak Knoll Farms	Route 7 West	22	0	0	22
Oak Knoll Hamlet	Route 7 West	7	0	0	7
Old Dominion Valley	Route 7 West	43	0	0	43

Table F-6, Continued
Residential Building Permits Issued by Project/Subdivision, 2004
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Park at Bella Terra, The	Ashburn	54	0	0	54
Pearson Division	Route 7 West	4	0	0	4
Poland Road Property	Dulles	29	0	0	29
Potomac Crossing	Leesburg	15	63	0	78
Potomac Station	Leesburg	1	68	0	69
Providence Addition to Mirror Ridge (<i>Sterling Manor</i>)	Potomac	0	15	0	15
Providence Ridge	Dulles	7	0	0	7
Purcellville Ridge	Route 7 West	0	62	0	62
Raspberry Falls	Route 15 North	28	0	0	28
Ridings at Blue Spring, The	Dulles	106	0	0	106
River Creek	Leesburg	40	120	0	160
Rivers Edge	Northwest	5	0	0	5
Salem Farms	Route 7 West	23	0	0	23
Shenstone	Leesburg	34	0	0	34
South Riding	Dulles	196	346	0	542
South Village	Dulles	52	53	0	105
Stone Ridge	Dulles	117	111	18	246
Stratford (<i>Stowers</i>)	Leesburg	96	0	78	174
Tall Cedar Estates	Dulles	25	0	0	25
Townes of Branbury Glen	Route 7 West	0	8	0	8
Village Case, The	Route 7 West	48	0	0	48
Villages at Round Hill	Route 7 West	104	0	0	104
Waterfield Hamlet	Northwest	7	0	0	7
Waterford Glen	Route 7 West	9	0	0	9
Waterford Ridge	Northwest	23	0	0	23
Waterford View Estates	Northwest	15	0	0	15
Waxpool Village	Ashburn	18	0	0	18
Westbrook	Dulles	11	0	0	11
Westview Estates	Dulles	31	0	0	31
Wild Meadow	Ashburn	14	0	0	14

Table F-6, Continued
Residential Building Permits Issued by Project/Subdivision, 2004
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Winding Creek	Northwest	13	0	0	13
Woodburn Estates	Leesburg	5	0	0	5
Wright Farm	Route 7 West	31	0	0	31
Other		231	0	1	232
Total		3,498	2,000	1,095	6,593

*Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.
Formerly Table II-18 in the 2003 Growth Summary.*

Approved Residential Projects -- Loudoun County

More than 156 major projects with greater than 20 units, totaling 79,601 units, have been approved in Loudoun County. As of January 1, 2005, building permits have been issued for 42,384 units, leaving 37,217 to be built.

Table F-7

Major Approved Residential Projects (20+ Units), 2004 Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Ashburn	10,150	10,073	14,098	34,321	6,305	5,685	4,515	16,505	3,845	4,388	9,583	17,816	48%
Amberleigh	80	64	0	144	0	0	0	0	80	64	0	144	0%
Ashbrook	225	131	550	906	120	97	504	721	105	34	46	185	80%
Ashburn Manor	54	13	0	67	49	11	0	60	5	2	0	7	90%
Ashburn Run	47	0	0	47	45	0	0	45	2	0	0	2	96%
Ashburn Station	39	0	0	39	37	0	0	37	2	0	0	2	95%
Ashburn Village	1,489	2,424	1,142	5,055	1,475	2,392	951	4,818	14	32	191	237	95%
Belmont	886	849	198	1,933	715	737	0	1,452	171	112	198	481	75%
Belmont Glen	49	0	0	49	46	0	0	46	3	0	0	3	94%
Belmont Glen Village(<i>Belmont Glen Rouse Property</i>)	196	0	0	196	0	0	0	0	196	0	0	196	0%
Broadlands	1,946	1,225	612	3,783	1,630	849	532	3,011	316	376	80	772	80%
Cedar Ridge	64	10	0	74	63	10	0	73	1	0	0	1	99%
Chase at Belmont Country Club, The (<i>Belmont Station</i>)	83	0	0	83	0	0	0	0	83	0	0	83	0%
Farmwell (Trask)	35	0	0	35	23	0	0	23	12	0	0	12	66%
Farmwell Hunt(<i>Ashburn Commons, Ashburn Center</i>)	345	234	175	754	345	234	161	740	0	0	14	14	98%
Flynn's Crossing(<i>Ryan Park Center</i>)	0	250	228	478	0	133	228	361	0	117	0	117	76%
Goose Creek Preserve	202	128	170	500	0	0	0	0	202	128	170	500	0%
Goose Creek Village South	0	92	0	92	0	0	0	0	0	92	0	92	0%
Hunt at Belmont Country Club, The (<i>Bles / Weller</i>)	132	0	0	132	47	0	0	47	85	0	0	85	36%
Huntmoore at Waxpool	0	37	0	37	0	0	0	0	0	37	0	37	0%
Lakes at Belle Terra, The	66	0	0	66	63	0	0	63	3	0	0	3	95%
Lansdowne (<i>remainder in Leesburg</i>)	1,222	845	2,986	5,053	946	657	1,601	3,204	276	188	1,385	1,849	63%
Loudoun Parkway Center	142	330	538	1,010	50	330	538	918	92	0	0	92	91%

Table F-7, Continued
Major Approved Residential Projects (20+ Units)
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Ashburn continued													
Loudoun Station	0	0	1,514	1,514	0	0	0	0	0	0	1,514	1,514	0%
Loudoun Valley Estates(Broad Run Meadows, Loudoun Valley Preserve, Churchill Meadows, Loudoun Valley Estates II	1,099	288	0	1,387	527	235	0	762	572	53	0	625	55%
Moorefield Station	745	1,071	945	2,761	0	0	0	0	745	1,071	945	2,761	0%
Moreland Estates(Corro Property)	50	1,300	4,650	6,000	0	0	0	0	50	1,300	4,650	6,000	0%
Park at Belle Terra, The	80	0	0	80	0	0	0	0	80	0	0	80	0%
Potomac Green	106	0	0	106	104	0	0	104	2	0	0	2	98%
Potter Property, The	511	572	390	1,473	0	0	0	0	511	572	390	1,473	0%
Reserve at Bella Terra, The	0	67	0	67	0	0	0	0	0	67	0	67	0%
Ryans Corner	43	0	0	43	0	0	0	0	43	0	0	43	0%
Villages of Waxpool (Overlook at Beaverdam Creek)	0	143	0	143	0	0	0	0	0	143	0	143	0%
Waxpool Village	193	0	0	193	0	0	0	0	193	0	0	193	0%
	21	0	0	21	20	0	0	20	1	0	0	1	95%
Dulles	9,774	7,590	2,819	20,183	4,083	3,171	926	8,180	5,691	4,419	1,893	12,003	41%
Blue Spring Farm	67	0	0	67	64	0	0	64	3	0	0	3	96%
Blue Springs View	120	0	0	120	0	0	0	0	120	0	0	120	0%
Braddock Corner	69	90	0	159	0	0	0	0	69	90	0	159	0%
Brambleton	3,050	2,757	433	6,240	465	266	433	1,164	2,585	2,491	0	5,076	19%
Bridle Ridge (East Riding Estates)	45	0	0	45	0	0	0	0	45	0	0	45	0%
Cedar Crest	163	0	0	163	50	0	0	50	113	0	0	113	31%
Cedar Hunt (Estates at Elk Lick Downs, The)	244	0	0	244	131	0	0	131	113	0	0	113	54%
Dean	49	0	0	49	0	0	0	0	49	0	0	49	0%
Estates on Elk Run	55	0	0	55	0	0	0	0	55	0	0	55	0%
Graham Flynn	0	149	0	149	0	0	0	0	0	149	0	149	0%
Greene Mill Reserve(Woodland Village)	208	21	0	229	0	0	0	0	208	21	0	229	0%

Table F-7, Continued
Major Approved Residential Projects (20+ Units)
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Dulles continued													
Greenfield Crossing	16	91	0	107	0	0	0	0	16	91	0	107	0%
Huntley Meadows	51	0	0	51	0	0	0	0	51	0	0	51	0%
Kirkpatrick Farms	953	248	216	1,417	155	88	0	243	798	160	216	1,174	17%
Lenah Run (Lenah Farm)	255	0	0	255	212	0	0	212	43	0	0	43	83%
Marantha Farm	33	0	0	33	0	0	0	0	33	0	0	33	0%
Marches, The	32	0	0	32	29	0	0	29	3	0	0	3	91%
Masira	108	57	0	165	0	0	0	0	108	57	0	165	0%
Park Royal	85	0	0	85	0	0	0	0	85	0	0	85	0%
Pinebrooke Village(Pinebrooke Estates)	65	343	0	408	0	0	0	0	65	343	0	408	0%
Poland Road Property	195	0	0	195	29	0	0	29	166	0	0	166	15%
Providence Glen	20	59	0	79	0	0	0	0	20	59	0	79	0%
Providence Ridge	63	0	0	63	7	0	0	7	56	0	0	56	11%
Ridings at Blue Spring, The	239	0	0	239	228	0	0	228	11	0	0	11	95%
Rossprory Estates	21	0	0	21	0	0	0	0	21	0	0	21	0%
South Riding (Katama Woods)	2,415	2,200	1,100	5,715	2,276	2,199	475	4,950	139	1	625	765	87%
South Riding Station	274	346	0	620	0	0	0	0	274	346	0	620	0%
South Village	118	133	0	251	66	53	0	119	52	80	0	132	47%
Stone Ridge (Amber Spring)	626	1,096	1,070	2,792	319	565	18	902	307	531	1,052	1,890	32%
Tall Cedar Estates	70	0	0	70	39	0	0	39	31	0	0	31	56%
Valley Run Estates	36	0	0	36	0	0	0	0	36	0	0	36	0%
Westbrook	29	0	0	29	13	0	0	13	16	0	0	16	45%
Leesburg	5,600	3,304	947	9,851	4,220	2,575	452	7,247	1,380	729	495	2,604	74%
Beauregard Estates	132	0	0	132	121	0	0	121	11	0	0	11	92%
Big Spring Farm	35	0	0	35	33	0	0	33	2	0	0	2	94%
Colts Run	49	0	0	49	1	0	0	1	48	0	0	48	2%
Edward's Landing	197	214	0	411	186	200	0	386	11	14	0	25	94%
Emerald Parks Estates	31	0	0	31	20	0	0	20	11	0	0	11	65%
Evergreen Rural Village	281	24	0	305	0	0	0	0	281	24	0	305	0%
Goose Creek Bend	36	0	0	36	2	0	0	2	34	0	0	34	6%

Table F-7, Continued
Major Approved Residential Projects (20+ Units)
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Leesburg continued													
Grenata	58	0	0	58	0	0	0	0	58	0	0	58	0%
Hawk's View Glen	0	36	0	36	0	6	0	6	0	30	0	30	17%
Kincaid Forest	303	199	0	502	298	197	0	495	5	2	0	7	99%
Kingdom Farm	59	0	0	59	0	0	0	0	59	0	0	59	0%
Lake Hill	48	0	0	48	0	0	0	0	48	0	0	48	0%
Lakes at Red Rock, The(Northlake)	236	140	0	376	175	131	0	306	61	9	0	70	81%
Lansdowne (remainder in Ashburn)	200	0	0	200	178	0	0	178	22	0	0	22	89%
Old Waterford Knolls	144	0	0	144	132	0	0	132	12	0	0	12	92%
Potomac Crossing	584	385	0	969	545	310	0	855	39	75	0	114	88%
Potomac Station(Harper Park)	916	368	330	1,614	857	368	152	1,377	59	0	178	237	85%
Red Cedar	281	36	0	317	0	0	0	0	281	36	0	317	0%
River Creek	590	760	0	1,350	493	518	0	1,011	97	242	0	339	75%
Rokeby Hamlet	86	0	0	86	0	0	0	0	86	0	0	86	0%
Shenstone	130	0	0	130	124	0	0	124	6	0	0	6	95%
Stratford (Stowers)	424	449	509	1,382	340	187	300	827	84	262	209	555	60%
Sycamore Hill	0	480	0	480	0	445	0	445	0	35	0	35	93%
Tavistock Farms	306	213	108	627	297	213	0	510	9	0	108	117	81%
Woodlea Hills	37	0	0	37	35	0	0	35	2	0	0	2	95%
Woodlea Manor	437	0	0	437	383	0	0	383	54	0	0	54	88%
Northwest	612	0	0	612	199	0	0	199	413	0	0	413	33%
Bruce Subdivision	27	0	0	27	19	0	0	19	8	0	0	8	70%
Dale Property	22	0	0	22	0	0	0	0	22	0	0	22	0%
Deerfield	42	0	0	42	27	0	0	27	15	0	0	15	64%
Dutchman's Creek Hamlet	73	0	0	73	17	0	0	17	56	0	0	56	23%
Ecovillage	53	0	0	53	8	0	0	8	45	0	0	45	15%
New Town Meadows	155	0	0	155	15	0	0	15	140	0	0	140	10%
Saratoga	56	0	0	56	0	0	0	0	56	0	0	56	0%
Schoene Property	29	0	0	29	0	0	0	0	29	0	0	29	0%

Table F-7, Continued
Major Approved Residential Projects (20+ Units)
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Northwest continued													
Taylorstown Meadows	32	0	0	32	22	0	0	22	10	0	0	10	69%
Waterfield Hamlet	20	0	0	20	8	0	0	8	12	0	0	12	40%
Waterford View Estates	48	0	0	48	29	0	0	29	19	0	0	19	60%
Wheatland Estates	55	0	0	55	54	0	0	54	1	0	0	1	98%
Potomac	3,403	2,426	1,982	7,811	2,930	2,353	1,693	6,976	473	73	289	835	89%
Carter's Grove	27	0	0	27	24	0	0	24	3	0	0	3	89%
Cascades**	3,024	1,968	1,582	6,574	2,598	1,968	1,374	5,940	426	0	208	634	90%
Cascades-Lowes Island Age Restricted Community	0	66	126	192	0	0	75	75	0	66	51	117	39%
Jefferson Village (Loudoun Village)	0	174	274	448	0	174	244	418	0	0	30	30	93%
River Bank Woods (Steinberg/Lorey Taylor & Brockman)	79	0	0	79	62	0	0	62	17	0	0	17	78%
South Bank	221	28	0	249	202	28	0	230	19	0	0	19	92%
Westerley (Route 7 Partners)	52	190	0	242	44	183	0	227	8	7	0	15	94%
Rt. 15 North	918	33	0	951	182	0	0	182	736	33	0	769	19%
Churchill Downs	33	0	0	33	0	0	0	0	33	0	0	33	0%
Elysian Heights	301	33	0	334	0	0	0	0	301	33	0	334	0%
Glynn Tarra Estates	40	0	0	40	17	0	0	17	23	0	0	23	43%
Historic Selma Estates	176	0	0	176	0	0	0	0	176	0	0	176	0%
Lee's Crossing	48	0	0	48	15	0	0	15	33	0	0	33	31%
Raspberry Falls (Moorlands)	205	0	0	205	120	0	0	120	85	0	0	85	59%
Waterford Ridge	115	0	0	115	30	0	0	30	85	0	0	85	26%
Rt. 15 South	466	0	0	466	34	0	0	34	432	0	0	432	7%
Barclay Ridge	76	0	0	76	1	0	0	1	75	0	0	75	1%
Chudleigh	32	0	0	32	0	0	0	0	32	0	0	32	0%
Courtland Farm	288	0	0	288	3	0	0	3	285	0	0	285	1%
Long Meadow Hamlet	31	0	0	31	30	0	0	30	1	0	0	1	97%

Table F-7, Continued
Major Approved Residential Projects (20+ Units)
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Rt. 15 South continued													
Red Cedar West (Myers Run)	39	0	0	39	0	0	0	0	39	0	0	39	0%
Rt. 7 West	2,708	788	0	3,496	1,328	277	0	1,605	1,380	511	0	1,891	46%
Autumn Hill	0	492	0	492	0	0	0	0	0	492	0	492	0%
Cortland Square	8	31	0	39	7	31	0	38	1	0	0	1	97%
Courts Of St. Francis	49	0	0	49	45	0	0	45	4	0	0	4	92%
Golden Springs	25	0	0	25	21	0	0	21	4	0	0	4	84%
Greenwood Commons	40	0	0	40	38	0	0	38	2	0	0	2	95%
Hamilton Ridge (Fawn Meadow, Saddle Ridge)	63	0	0	63	4	0	0	4	59	0	0	59	6%
Hamilton Station Estates	24	0	0	24	16	0	0	16	8	0	0	8	67%
Hamlets Of Blue Ridge, The	71	0	0	71	19	0	0	19	52	0	0	52	27%
Highlands, The	106	0	0	106	1	0	0	1	105	0	0	105	1%
Hirst Farm	240	0	0	240	110	0	0	110	130	0	0	130	46%
Kingsbridge Manor	27	0	0	27	19	0	0	19	8	0	0	8	70%
Locust Grove	212	0	0	212	197	0	0	197	15	0	0	15	93%
Oak Knoll Farms	78	0	0	78	45	0	0	45	33	0	0	33	58%
Oak Knoll Hamlet	28	0	0	28	8	0	0	8	20	0	0	20	29%
Old Dominion Valley	138	0	0	138	137	0	0	137	1	0	0	1	99%
Orchards at Round Hill	34	0	0	34	17	0	0	17	17	0	0	17	50%
Purcellville Ridge	0	150	0	150	0	131	0	131	0	19	0	19	87%
Rose Hill Estates	51	0	0	51	2	0	0	2	49	0	0	49	4%
Stoneleigh	170	0	0	170	126	0	0	126	44	0	0	44	74%
Villages at Round Hill ***	1,009	115	0	1,124	400	115	0	515	609	0	0	609	46%
Village Case, The	146	0	0	146	57	0	0	57	89	0	0	89	39%
Woodmar Farm	67	0	0	67	0	0	0	0	67	0	0	67	0%
Wright Farm	122	0	0	122	59	0	0	59	63	0	0	63	48%
Southwest	113	0	0	113	5	0	0	5	108	0	0	108	4%
Fox Run	48	0	0	48	0	0	0	0	48	0	0	48	0%
Goose Creek Chase	24	0	0	24	1	0	0	1	23	0	0	23	4%

Table F-7, Continued
Major Approved Residential Projects (20+ Units), Continued
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/05				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Southwest continued													
Kelley	20	0	0	20	4	0	0	4	16	0	0	16	20%
Silcott Meadow	21	0	0	21	0	0	0	0	21	0	0	21	0%
Sterling	100	480	1,217	1,797	32	412	1,007	1,451	68	68	210	346	81%
Brooks Property	46	0	0	46	0	0	0	0	46	0	0	46	0%
Colonnade (Dulles Town Center)	0	211	857	1,068	0	155	857	1,012	0	56	0	56	95%
Community Church	0	0	360	360	0	0	150	150	0	0	210	210	42%
Groveswood	0	269	0	269	0	257	0	257	0	12	0	12	96%
Lochewood (Sterling Associates)	32	0	0	32	31	0	0	31	1	0	0	1	97%
Lochewood Manor (Guilford)	22	0	0	22	1	0	0	1	21	0	0	21	5%
Total	33,844	24,694	21,063	79,601	19,318	14,473	8,593	42,384	14,526	10,221	12,470	37,217	53%

Source: Loudoun County Building and Development; Compiled by: Loudoun County Department of Economic Development.

* Includes rezonings and by-right projects.

** Includes Falcon's Landing, Potomac Lakes, Potomac Terrace, Town Center at Westlakes & Potomac Lakes Town Center.

*** Includes Round Hill Rural Estates, Mountain Valley, Lakepoint & The Villages at Round Hill.

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Formerly Table II-19 in the 2003 Growth Summary.

Residential Building Permits Trends -- Northern Virginia

The number of new residential units permitted in Northern Virginia exceeded 25,000 in 2004. Loudoun County's share of total residential permits in that year was nearly 27 percent.

Table F-8
Trends in Residential Building Permits Issued, 1994-2004
Northern Virginia Jurisdictions

Jurisdiction	Number of New Units Permitted										Distribution	
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2004
Alexandria City	286	185	173	1,286	1,538	1,456	1,100	1,364	1,244	72	843	3.3%
Arlington County	351	913	660	1,468	380	283	811	1,175	2,927	1,273	17	0.1%
Clarke County	NA	NA	NA	0	74	123	101	139	133	129	130	0.5%
Fairfax City	89	135	100	80	125	79	166	192	27	16	47	0.2%
Fairfax County	5,709	7,114	8,312	6,578	6,159	9,411	5,706	6,337	5,979	4,020	6,780	26.9%
Falls Church City	NA	NA	NA	NA	NA	NA	1	2	2	3	5	0.0%
Fauquier County	NA	NA	NA	360	426	466	533	797	709	800	703	2.8%
Fredericksburg City	NA	NA	NA	31	210	272	41	75	109	46	170	0.7%
Loudoun County*	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	6,108	6,766	6,664	26.5%
Manassas City	221	NA	86	83	74	176	54	163	142	132	147	0.6%
Manassas Park City	NA	NA	342	174	211	306	207	49	213	162	189	0.8%
Prince William County	2,309	2,534	2,353	2,869	2,797	3,751	4,758	4,593	6,015	6,572	5,822	23.1%
Spotsylvania County	NA	NA	NA	1,685	1,630	1,631	1,502	2,407	1,651	1,875	1,294	5.1%
Stafford County	1,298	1,132	1,422	1,172	1,415	1,238	2,056	1,741	2,067	1,652	1,953	7.8%
Warren County	NA	NA	NA	171	224	190	201	304	331	318	416	1.7%
Total	14,111	14,699	16,504	19,462	20,537	25,234	23,371	24,050	27,657	23,836	25,180	100.0%

Source: U.S. Census Bureau.

NA: Not available or incomplete information.

* The number of permits issued differs from Loudoun County figures found in Tables F-3, F-4, F-5, and F-6. Census Bureau figures are displayed here for comparison.

Formerly Table I-9 in the 2003 Growth Summary.

Section G - Nonresidential Development

Successful business development increases the county's capacity to generate employment opportunities and broadens the county's tax base. A key factor in this success is having a diverse portfolio of sites where business can locate. Analyzing national and local economic trends provides useful indications of changes in the supply and demand of office and industrial space.

In 1990, Loudoun County had 13 million square feet of nonresidential space, compared to the current inventory of just over 57 million square feet. In 2004, 3.8 million square feet of nonresidential construction was permitted. The nonresidential vacancy rate continued its downward trend, dropping to 14.6 percent from 18 percent the year before.

Loudoun County accounts for 11 percent of the Northern Virginia region's rentable commercial and industrial space. However, Loudoun has a higher percentage of Flex and Industrial space than other Northern Virginia jurisdictions as a result of serving Dulles International Airport.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Loudoun County

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Regional

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Nonresidential Building Permit Trends -- Loudoun County

Nonresidential square feet permitted in 2004 totaled over 3.8 million square feet, a 20 percent increase over the previous year.

Table G-1
Nonresidential Building Permit Trends, 1994-2004
Loudoun County, Virginia

Year	Square Feet Permitted				Total
	Office	Industrial	Retail	Other*	
1994	0	67,166	161,429	459,978	688,573
1995	201,790	131,034	425,850	172,025	930,699
1996	355,684	262,625	533,283	695,943	1,847,535
1997	468,391	777,366	121,278	841,337	2,208,372
1998	1,843,364	913,249	1,158,478	1,098,211	5,013,302
1999	1,708,919	1,217,589	532,130	1,882,646	5,341,284
2000	2,034,389	3,207,333	879,981	1,877,463	7,999,166
2001	843,831	1,361,026	461,018	1,809,405	4,475,280
2002	156,392	415,072	529,918	800,216	1,901,598
2003	413,835	468,860	731,472	1,600,998	3,215,165
2004	231,920	1,287,078	799,673	1,529,523	3,848,194
Total	8,258,515	10,108,398	6,334,510	12,767,745	37,469,168
Percent Distribution	22.0%	27.0%	16.9%	34.1%	100.0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, hotels, self storage, etc.

Formerly Table II-25 in 2003 Growth Summary.

Nonresidential Building Permits by Planning Subarea -- Loudoun County

Over half of all the nonresidential square feet permitted in 2004 was in Ashburn. Ashburn also accounted for more than 50 percent of the office, industrial and other development. A map showing the location of the planning subareas is located on page 71.

Table G-2
Nonresidential Building Permits By Planning Subarea, 2004
Loudoun County, Virginia

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other*		
Ashburn	138,192	705,039	273,656	1,035,205	2,152,092	55.9%
Dulles	0	201,117	394,003	60,745	655,865	17.0%
Leesburg	13,064	7,000	10,881	17,982	48,927	1.3%
Northwest	0	0	0	1,968	1,968	0.1%
Potomac	28,086	0	0	149,824	177,910	4.6%
Route 15 North	0	0	0	0	0	0.0%
Route 15 South	0	0	0	3,088	3,088	0.1%
Route 7 West	0	0	13,250	24,628	37,878	1.0%
Southwest	0	0	0	0	0	0.0%
Sterling	52,578	373,922	107,883	236,083	770,466	20.0%
Total	231,920	1,287,078	799,673	1,529,523	3,848,194	100.0%
Percent Distribution	6.0%	33.4%	20.8%	39.7%	100.0%	

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, hotels, self storage, etc.

Formerly Table II-26 in the 2003 Growth Summary.

Inventory of Nonresidential Space -- Loudoun County

In 2004, Loudoun County's inventory of nonresidential space totaled 57 million square feet. Retail is most concentrated in Leesburg and Sterling, which combine for 62 percent of Loudoun's total retail space. Ashburn contains more than 53 percent of Loudoun's office space and nearly 50 percent of Loudoun's industrial space. A map showing the location of the planning subareas is found on page 71.

Table G-3
Inventory of Nonresidential Space by Planning Subarea, 2004
Loudoun County, Virginia

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other		
Ashburn	7,103,841	7,818,486	1,440,045	6,099,149	22,461,520	39.3%
Dulles	712,597	1,631,858	665,287	1,673,952	4,683,694	8.2%
Leesburg	1,959,127	620,329	3,150,451	3,178,903	8,908,811	15.6%
Northwest	4,398	23,103	31,405	239,793	298,699	0.5%
Potomac	580,084	62,656	1,031,772	1,793,464	3,467,976	6.1%
Route 15 North	1,008	7,361	7,361	78,894	94,624	0.2%
Route 15 South	0	14,709	17,693	34,993	67,396	0.1%
Route 7 West	127,425	386,790	442,765	1,333,438	2,290,418	4.0%
Southwest	95,995	17,803	138,131	223,370	475,300	0.8%
Sterling	2,744,308	5,231,268	3,007,048	3,486,074	14,468,699	25.3%
Total	13,328,784	15,814,363	9,931,958	18,142,031	57,217,135	100%
Distribution	23.3%	27.6%	17.4%	31.7%	100.0%	

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.
Formerly Table II-20 in the 2003 Growth Summary.

Office and Industrial Vacancy Rate Trends -- Loudoun County

After increasing dramatically between 2000 and 2002, Loudoun County's nonresidential vacancy rates decreased by 3.4 percent in 2004. Between 2003 and 2004, the vacancy rates for office and flex/industrial space dropped by 3.5 and 3.3 percent, respectively.

Table G-4

Trends in Office and Industrial Vacancy Rates, 2004* **Loudoun County, Virginia**

Type of Space	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Office	15.0%	19.4%	5.0%	2.1%	4.8%	7.8%	9.7%	19.3%	19.5%	16.3%	12.8%
Flex/Industrial	15.8%	13.4%	6.7%	5.4%	5.2%	1.9%	5.4%	18.9%	21.4%	19.2%	15.9%
Total	15.5%	15.4%	6.1%	4.3%	5.0%	4.3%	7.1%	19.1%	20.6%	18.0%	14.6%

Source: CoStar Realty Information, Inc. Compiled by: Loudoun County Department of Economic Development.

* Vacancy as of December 31.

Formerly Table II-21 in the 2003 Growth Summary.

Major Office and Industrial Projects -- Loudoun County

More than 120 office and industrial projects offer over 11,000 developable acres, with approximately 8,500 acres undeveloped. Currently, these projects accommodate more than 25.5 million square feet of existing office and industrial space. In 2004, a detailed report, *Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land*, was produced. This report, and an update of the supporting data, are available on the Department's website at www.loudoun.gov/business/. A map of the corridors can be found on page 73.

Table G-5
Major Office and Industrial Projects, 2004
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 7		634	5,102,169		1,297		17,398,139
Ashbrook Corporate Center	PD-IP	25	204,699	0.19	32	0.40	562,272
Ashburn Village Executive Center	PD-IP	0	0	0.00	82	0.40	1,423,018
Belmont (Belmont Country Club)	PD-OP	0	0	0.00	111	0.20	967,000
Commonwealth Center-Ashburn	PD-IP	0	0	0.00	112	0.40	1,949,746
Crosscreek Corporate Center	PD-OP	6	60,000	0.24	12	0.40	213,618
Janelia Farm	PD-RDP	72	971,320	0.31	150	NA	NA
Lansdowne Corporate Center	PD-OP	140	767,317	0.13	30	0.40	514,356
Lansdowne Corporate Center (Developer)*	PD-OP	0	0	0.00	95	0.26	1,083,990
Loudoun Pointe (Beaumeade Technology Park)*	PD-IP	0	0	0.00	172	0.40	2,998,670
Loudoun Square Industrial Park	PD-IP w/ SPEX**	9	88,432	0.22	11	0.40	189,050
Loudoun Tech Center	PD-IP w/ SPEX**	204	2,218,123	0.25	28	0.35	420,000
Next to Janelia	PD-OP	0	0	0.00	5	0.40	93,218
One Loudoun Center*	PD-RDP	0	0	0.00	266	0.40	4,639,314
Phillips Property	PD-IP/ PD-OP	25	191,000	0.17	45	0.38	750,000
Potomac Farm Business Park	PD-OP	0	0	0.00	77	0.28	950,000
University Center (Collin/ Built)	PD-RDP	43	189,000	0.10	11	0.30	143,879
University Center (GW University)	PD-RDP	59	355,594	0.14	30	NA	NA
University Center (Developer Owned)	PD-RDP	52	56,050	0.00	29	0.39	500,000
Route 625		481	6,371,095		916		14,622,164
Ashburn Center (MIE)	PD-IP w/ SPEX**	18	216,480	0.27	59	0.17	440,000
Ashburn Center (Netway 2)	PD-IP	0	0	0.00	49	0.40	857,958
Ashburn Center (Netway Center)	PD-OP	0	0	0.00	26	0.40	454,766

Table G-5, Continued
Major Office and Industrial Projects, 2004
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 625 continued							
Ashburn Corporation Center	PD-IP w/ SPEX**	30	357,519	0.28	79	0.32	1,100,000
Ashburn Farm	PD-OP	6	75,000	0.29	0	NA	NA
Ashburn Village Research Park*	PD-IP	0	0	0.00	94	0.40	1,629,492
Beaumeade Corporate Park (Lerner)	PD-IP w/ SPEX**	0	0	0.00	117	0.35	1,800,000
Beaumeade Corporate Park (other lot owners)	PD-IP	169	1,918,583	0.26	93	0.35	1,400,000
Broad Run Business Center	PD-IP w/ SPEX**	118	1,803,513	0.35	88	0.39	1,500,000
Cedar Lane	PD-IP	10	NA	NA	0	NA	NA
MCI Campus	PD-OP	130	2,000,000	0.35	262	0.40	4,564,565
Stonegate*	PD-IP	0	0	0.00	50	0.40	875,382
		687	6,208,049		2,166		35,328,919
606 Development Corp*	CLI	0	0	0.00	80	0.40	1,393,746
ABC Auto --Bryant Dulles	PD-GI	72	79,393	0.03	0	NA	NA
Airport Commerce Center	PD-GI	32	404,488	0.29	0	0.40	NA
Bay Dulles/Power	PD-IP	28	216,908	0.18	3	0.40	43,560
Brambleton	PD-GI	0	0	0.00	160	0.40	2,779,999
Bryant Dulles Industrial Park West (Smart Bears)	PD-GI	0	0	0.00	82	0.40	1,425,632
Bryant Industrial Park	PD-GI	11	108,612	0.22	0	NA	NA
Burgers Industrial	PD-GI	18	169,028	0.21	0	NA	NA
Cabin Branch	PD-GI	5	43,500	0.18	0	NA	NA
Centennial Dominion Center	PD-RDP	0	0	0.00	100	0.40	1,746,408
Concorde Industrial Park	PD-GI	43	680,095	0.36	9	0.40	158,036
Dulles Summit (Westgroup)	PD-GI	17	201,536	0.27	47	0.37	764,000
Dulles Trade Center I	PD-GI	14	217,039	0.36	60	0.40	1,050,493
Dulles Trade Center II	PD-GI	29	22,400	0.02	58	0.40	1,011,986
Dulles Trade Center III*	PD-GI	0	0	0.00	243	0.24	2,500,000
Dulles World	PD-GI	0	0	0.00	651	0.40	11,336,577
Four Corners	PD-GI	5	42,790	0.21	2	0.40	37,287
Greenway Industrial Broad Run	PD-GI	85	811,212	0.22	0	NA	NA
Hazout	PD-IP	0	0	0.00	127	0.36	2,000,000
Indian Creek	PD-GI	13	221,866	0.40	0	NA	NA

Table G-5, Continued
Major Office and Industrial Projects, 2004
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 606 continued							
Loudoun Business Park	PD-GI	4	61,380	0.35	0	NA	NA
Mercure Business Park	PD-GI	106	1,095,605	0.24	55	0.29	705,672
Misc 606 and Shaw	PD-GI	22	391,475	0.40	6	0.40	97,052
Misc 606 East	PD-GI	27	69,640	0.06	32	0.40	560,007
Misc 606 West (concrete plant)	PD-GI	25	26,784	0.02	0	NA	NA
Misc 606/ Dulles Dist.	PD-GI	16	70,269	0.10	0	NA	NA
Misc Moran	PD-IP	24	185,519	0.18	4	0.40	69,173
Northpointe	PD-GI	44	553,546	0.29	7	0.39	121,000
Oak Grove Industrial Park	PD-GI	12	108,498	0.21	0	NA	NA
Prologis Park	PD-IP	32	426,466	0.30	0	NA	NA
RSSJ	PD-GI	0	0	0.00	174	0.40	3,028,291
Westwind 606	PD-GI	0	0	0.00	266	0.39	4,500,000
Route 50		256	311,223		1,099		17,854,689
CD Smith*	PD-GI	0	0	0.00	125	0.40	2,176,432
Chantilly West	CLI/ MRHI	0	0	0.00	86	0.40	1,491,320
Dulles Ind Park South	MRHI	9	64,218	0.16	2	0.40	30,666
East Gate*	CLI	0	0	0.00	138	0.40	2,406,603
German Subdivision	CLI	5	NA	NA	0	NA	NA
Hazout	CLI	0	0	0.00	21	0.40	373,048
Pleasant Valley	CLI/ MRHI	40	87,738	0.05	50	0.40	875,382
Poland Farm	CLI	0	0	0.00	1	0.40	19,689
Providence Glen*	PD-GI	0	0	0.00	23	0.40	396,396
Retail SPEX*	CLI	11	0	0.00	4	0.40	68,128
Route 50 business	PD-GI and GB	2	9,005	0.10	11	0.40	186,785
Rt 50 North	CLI/PD-GI/ MRHI/ GB	116	77,115	0.02	121	0.40	2,106,213
Rt 50 South	CLI/PD-GI/ PD-IP	69	73,147	0.02	234	0.40	4,069,027
StoneRidge*	PD-IP/ PD-GI	3	0	0.00	284	0.30	3,655,000

Table G-5, Continued
Major Office and Industrial Projects, 2004
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 28		656	6,993,552		1,266		20,349,839
Commonwealth Center- Sterling	PD-IP	29	398,093	0.32	9	0.40	163,960
Downs Industrial Park	PD-IP	20	38,780	0.04	36	0.40	626,393
Dulles 2000	PD-RDP	0	0	0.00	29	0.64	800,000
Dulles Commerce Center	PD-GI/ C1	2	0	0.00	39	0.40	680,233
Dulles Corporate Center	PD-IP w/ SPEX**	3	NA	NA	11	0.40	184,694
Dulles International Park	PD-IP	38	240,266	0.15	25	0.40	428,282
Dulles North Corporate Park	PD-IP w/ SPEX**	48	606,733	0.29	33	0.40	578,303
Dulles Town Center	PD-IP/ PD-OP	27	282,096	0.24	214	0.40	3,732,918
Highpoint Corporate Park	PD-IP w/ SPEX** /PD-RDP	0	0	0.00	57	0.32	800,000
Jaguar Office Park	PD-IP	7	82,400	0.28	21	0.36	332,600
Loudoun Center	PD-IP w/ SPEX**	9	81,548	0.20	0	NA	NA
Loudoun Gateway	PD-IP w/ SPEX**	71	837,876	0.27	48	0.40	842,799
Misc Cedar Green	PD-IP	5	11,213	0.05	62	0.40	1,076,977
Misc Church	PD-IP	0	0	0.00	16	0.40	278,261
Misc Shaw Road	PD-IP	14	122,196	0.21	4	0.40	77,188
Misc Sterling Blvd	PD-IP	5	13,855	0.06	18	0.40	316,246
Nattak (Waterside)--AOL	PD-OP	0	0	0.00	64	0.27	760,000
Oakbrook	PD-IP	16	83,703	0.12	0	NA	NA
Paragon Park	PD-IP	0	0	0.00	104	0.40	1,800,000
Prospect Industrial Park	PD-IP	16	179,220	0.26	11	0.40	187,656
Ray Property	PD-IP	0	0	0.00	216	0.32	3,000,000
Staverton/Severn (east/west 28)	PD-IP	55	607,262	0.25	12	0.40	209,959
Steeplechase/Developer/Owner	PD-IP	12	70,005	0.14	31	0.34	453,000
Steeplechase/ Orbital	PD-IP w/ SPEX**	54	584,876	0.25	15	0.39	250,000
Sterling Park Business Center	PD-IP	51	654,538	0.30	60	0.19	488,000
Tall Oaks	PD-IP	18	28,120	0.04	21	0.40	360,503
TransDulles Centre	PD-IP	85	1,197,287	0.32	55	0.40	963,373
Victoria Station*	PD-IP	0	0	0.00	9	0.40	156,990
Vintage Park	PD-IP w/ SPEX**	17	254,228	0.35	8	0.40	138,695
Wiseland Farm	PD-IP	7	120,279	0.41	7	0.40	115,695

Table G-5, Continued
Major Office and Industrial Projects, 2004
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 28 continued							
Woodland	PD-GI	47	498,978	0.24	31	0.40	547,114
Route 267/Greenway		25	432,000		1,246		23,987,895
Broadlands*	PD-OP	0	0	0.00	111	0.40	1,934,761
CIT (Dulles World Center)	PD-RDP	0	0	0.00	60	1.00	2,610,986
Dulles Berry	PD-RDP	0	0	0.00	80	0.40	1,399,321
Dulles Parkway Center	PD-OP/PD-IP	0	0	0.00	50	0.40	865,799
Greenway Corporate Park	PD-OP	0	0	0.00	31	0.40	534,394
Greenway- misc	PD-OP	0	0	0.00	7	0.40	121,968
Greenway--Rounsewell	PD-GI	0	0	0.00	10	0.40	177,725
Loudoun Exchange	PD-OP/ PD-IP	25	432,000	0.40	25	0.40	429,676
Loudoun Parkway Center	PD-IP / PD-OP	0	0	0.00	164	0.35	2,500,000
Loudoun Station	PD-OP	0	0	0.00	43	0.74	1,300,000
Moorefield Station	TRC	0	0	0.00	510	2.00	9,400,000
Ryan Park Center	PD-OP	0	0	0.00	27	0.40	464,872
TAB 1	PD-OP	0	0	0.00	129	0.40	2,248,393
Town of Leesburg		0	0		95		1,768,500
Airport Commerce	I-1				25	0.30	330,000
Stratford (Oak lawn at Stratford)	PEC				70	NA***	1,438,500
Total		2,739	25,418,088		8,085		131,310,145

Source: Loudoun County Department of Economic Development.

*Active CPAM or Rezoning Application.

** SPEX is Special Exception for Office

*** PEC zoning does not have a development density because it uses maximum square footage as detailed in the ordinance granting the rezoning. For Oaklawn, includes 1,271,500 maximum sq ft for primary uses (office and light industrial) with an additional 167,000 sq ft of allowed secondary uses (retail, restaurant, hotel, gas station, etc.).

Formerly Table II-22 in the 2003 Growth Summary.

Major Approved Retail Centers -- Loudoun County

Through December 2004, more than 7.6 million square feet of retail space for large centers (greater than 100,000 square feet) have been approved for 19 projects. A list of completed major retail centers can be found on our website at www.loudoun.gov/business/.

Table G-6
Major Approved Retail Centers (>100,000 Square Feet), 2004
Loudoun County, Virginia

Retail Center Name	Location	Subarea	Square Footage Approved		Total
			Existing	Remaining	
Arcola Center	Arcola	Dulles	0	811,500	811,500
Ashbrook Commons	Ashburn	Ashburn	185,396	114,604	300,000
Ashburn Farm Town Center	Ashburn	Ashburn	92,019	132,981	225,000
Belmont Forest	Ashburn	Ashburn	0	163,350	163,350
Brambleton Town Center	Ashburn	Ashburn	59,107	390,893	450,000
Broadlands Village Center	Ashburn	Ashburn	140,456	334,144	474,600
Dulles 28 Center	Dulles	Ashburn	359,513	473,487	833,000
Dulles Town Crossing	Dulles	Sterling	743,058	456,942	1,200,000
Fort Evans Plaza	Leesburg	Leesburg	345,284	586,676	931,960
Lansdowne	Ashburn	Ashburn	0	150,000	150,000
Loudoun Station	Ashburn	Ashburn	0	100,000	100,000
Loudoun Valley Estates II	Ashburn	Ashburn	0	100,000	100,000
Potomac Station	Leesburg	Leesburg	112,741	120,259	233,000
Ryan Park Center	Ashburn	Ashburn	0	233,000	233,000
South Riding Town Center	South Riding	Dulles	152,659	327,341	480,000
Stone Ridge Village Center	Dulles South	Dulles	107,928	192,072	300,000
Stratford Center	Leesburg	Leesburg	0	347,600	347,600
University Center	Ashburn	Ashburn	0	200,000	200,000
Villages at Round Hill	Round Hill	Route 7 West	0	150,000	150,000
Total			2,298,161	5,384,849	7,683,010

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.
Formerly Table II-24 in the 2003 Growth Summary.

Commercial and Industrial Space -- Northern Virginia

Total commercial and industrial space in Northern Virginia totaled nearly 230 million square feet in 2004. More than 10 percent of the region's rentable building area was located in Loudoun County in 2004. Because Loudoun is home to Dulles International Airport, the county contains a higher percentage of flex and industrial space than other Northern Virginia jurisdictions.

Table G-7
Commercial and Industrial Space, 2004
Selected Northern Virginia Jurisdictions

Jurisdiction	Rentable Building Area (Square Feet)				Percent of Region	Number of Buildings
	Office	Flex	Industrial	Total		
Alexandria City	17,634,642	1,076,186	4,782,411	23,493,239	10.2%	630
Arlington County	33,366,091	193,734	1,575,834	35,135,659	15.3%	306
Fairfax County*	94,425,080	15,703,605	21,278,546	131,407,231	57.2%	2,017
Fauquier County	163,691	171,670	260,748	596,109	0.3%	11
Loudoun County	10,161,188	7,321,522	7,437,939	24,920,649	10.8%	563
Prince William County*	3,102,576	3,060,164	7,973,619	14,136,359	6.2%	391
Total	158,853,268	27,526,881	43,309,097	229,689,246	100.0%	3,918
Distribution	69.2%	12.0%	18.9%	100.0%		
Number of Buildings	2,367	546	1,005	3,918		

Source: CoStar Realty Information, Inc. Compiled by: Loudoun County Department of Economic Development.

*Includes independent cities.

Formerly Table I-10 in the 2003 Growth Summary.

Section H - Rezoning Activity

All land in Loudoun County is divided into zoning districts as defined by the zoning ordinances. The regulations of the zoning ordinances specify the permitted uses, the size of buildings, the required yards, the required off-street parking, and other standards for land use within each zoning district.

A rezoning is the process outlined in the zoning ordinance by which an applicant can request a change in the zoning district, including the associated regulations that apply to the applicant's land.

In 2004, Loudoun County had 13 rezoning projects approved by the Board of Supervisors. The rezoned projects will permit the construction of over 5,000 housing units, and resulted in a net gain of 100,000 square feet of nonresidential space from these rezonings.

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Loudoun County

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Rezoning Activity -- Loudoun County

Thirteen projects totaling over 1,600 acres were rezoned in 2004. The rezoned projects will permit the construction of over 5,000 housing units. There was a net gain of 100,000 square feet of nonresidential space from these rezonings.

Table H-1
Rezoning Applications Approved, 2004
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units					Net New Non-residential SF
					Previous	New	SFD	SFA	MF	ADU	Total	
Goose Creek Preserve	Ashburn	ZMAP 2002-0009	7/6/2004	163	R-1	PD-H4	202	128	170	32	500	0
Loudoun Valley Estates II	Ashburn	ZMAP 2002-0011	4/6/2004	865	PD-GI	PD-H4	745	1,071	945	173	2,761	100,000
Corro Property	Ashburn	ZMAP 2002-0012	2/3/2004	39	R-1	R-8	80	0	0	0	80	0
Huntmoore at Waxpool	Ashburn	ZMAP 2003-0003	12/7/2004	5	R-2	R-16	0	37	0	0	37	0
Goose Creek Village South	Ashburn	ZMAP 2003-0009	10/19/2004	32	R-1	PD-H4	0	92	0	0	92	0
Ryans Corner	Ashburn	ZMAP 2003-0013	11/16/2004	17	CR-1, RC, R-1, R-2, PD-OP	R-16	0	143	0	18	143	0
Belmont Glen - Rouse Property	Ashburn	ZMAP 2004-0006	6/15/2004	143	R-1	PD-H3	196	0	0	0	196	0
South Riding Station	Dulles	ZMAP 2001-0010	5/18/2004	194	PD-GI, PD-H24	PD-H4	274	346	0	39	620	0
Braddock Corner	Dulles	ZMAP 2002-0020	4/6/2004	53	R-1	PD-H4	69	90	0	10	159	0
Providence Glen	Dulles	ZMAP 2002-0023	10/5/2004	23	PD-GI	PD-H4	20	59	0	5	79	0
Greenfield Crossing	Dulles	ZMAP 2003-0002	6/1/2004	34	R-1	PD-H4	16	91	0	17	107	0
Masira	Dulles	ZMAP 2003-0004	11/16/2004	52	R-1	PD-H4	108	57	0	10	165	0
Graham Flynn	Dulles	ZMAP 2003-0007	11/1/2004	35	A-3, CR-1	PD-H4	0	149	0	9	149	0
Total				1,655			1,710	2,263	1,115	313	5,088	100,000

Source: Loudoun County Department of Economic Development.

ADU - Affordable Dwelling Units, SFD - Single-Family Detached, SFA - Single-Family Attached, MF - Multifamily

Formerly Table II-28 in the 2003 Growth Summary.

Section I - Maps

The maps in this section are provided as reference. The following definitions may be helpful:

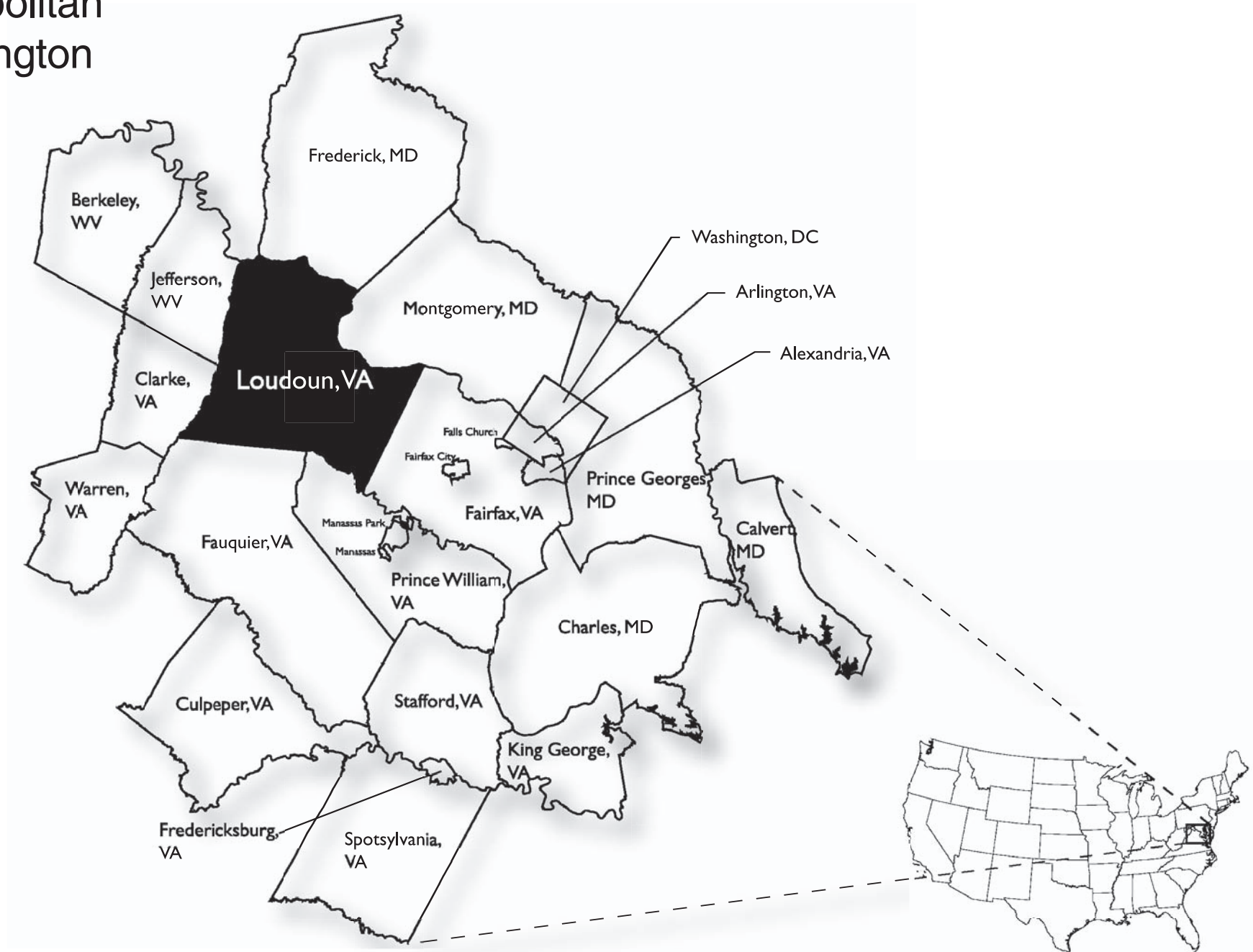
Planning Subarea: Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis.

Office and Industrial Corridor: There are six distinct office and industrial corridors in Loudoun County. Each corridor has unique characteristics for businesses. The corridors are: Route 7 (office and research uses); Route 28 (office, business uses, and destination retail); Route 625 (office and business uses); Route 606 (industrial uses); Route 50 (business uses and heavy industrial); and Route 627, or the Greenway (high density and high end office).

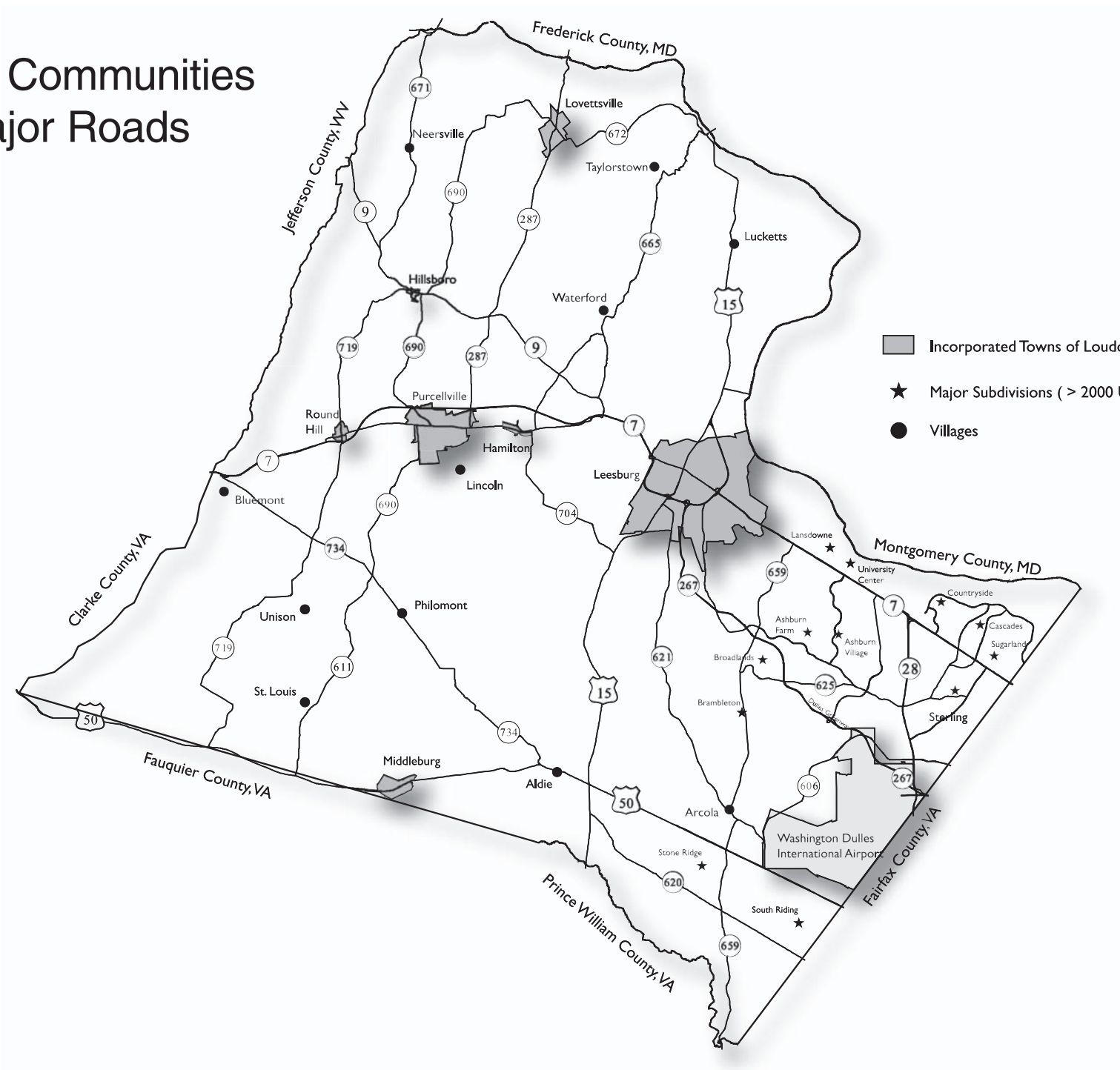
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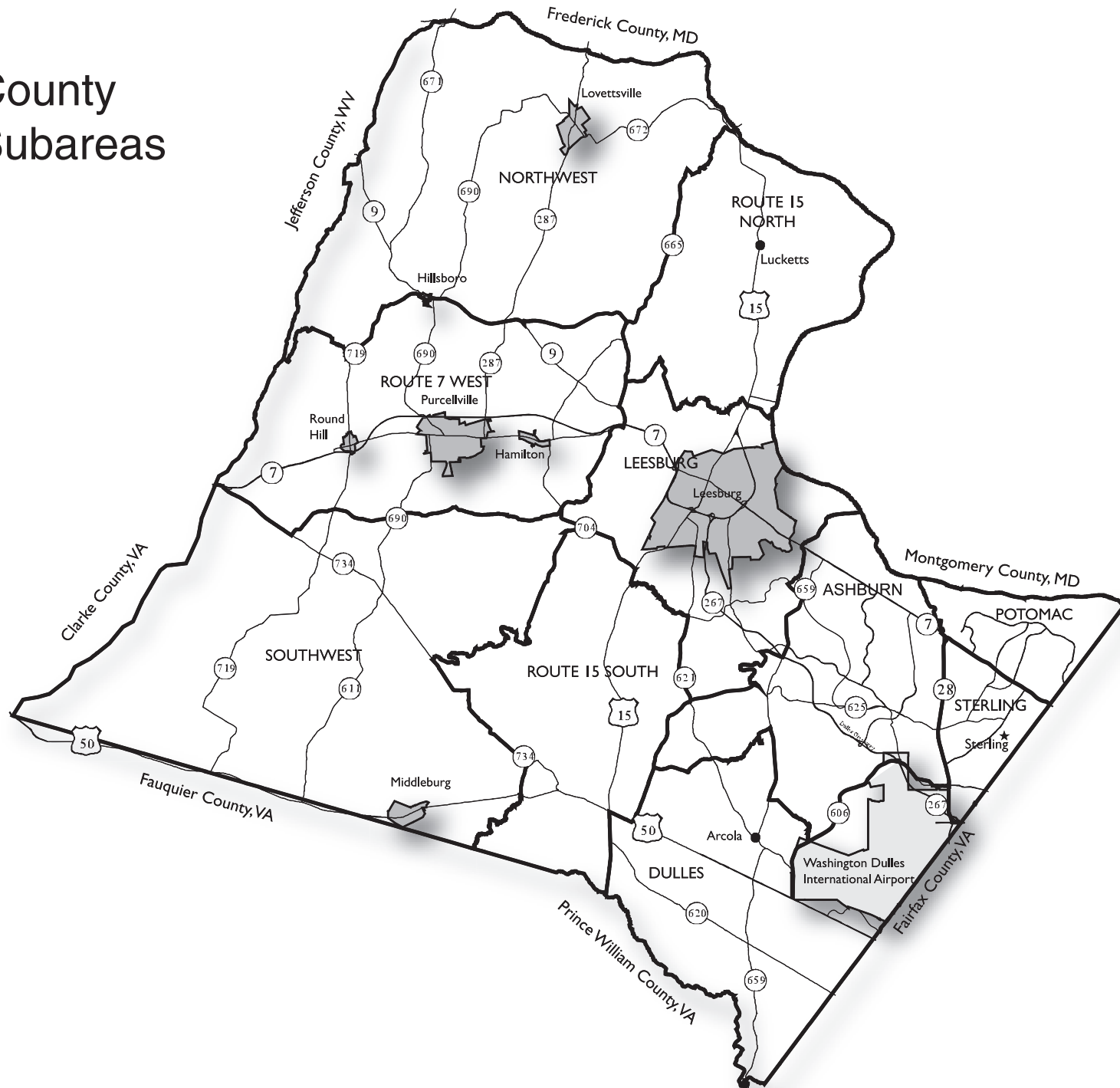
Metropolitan Washington



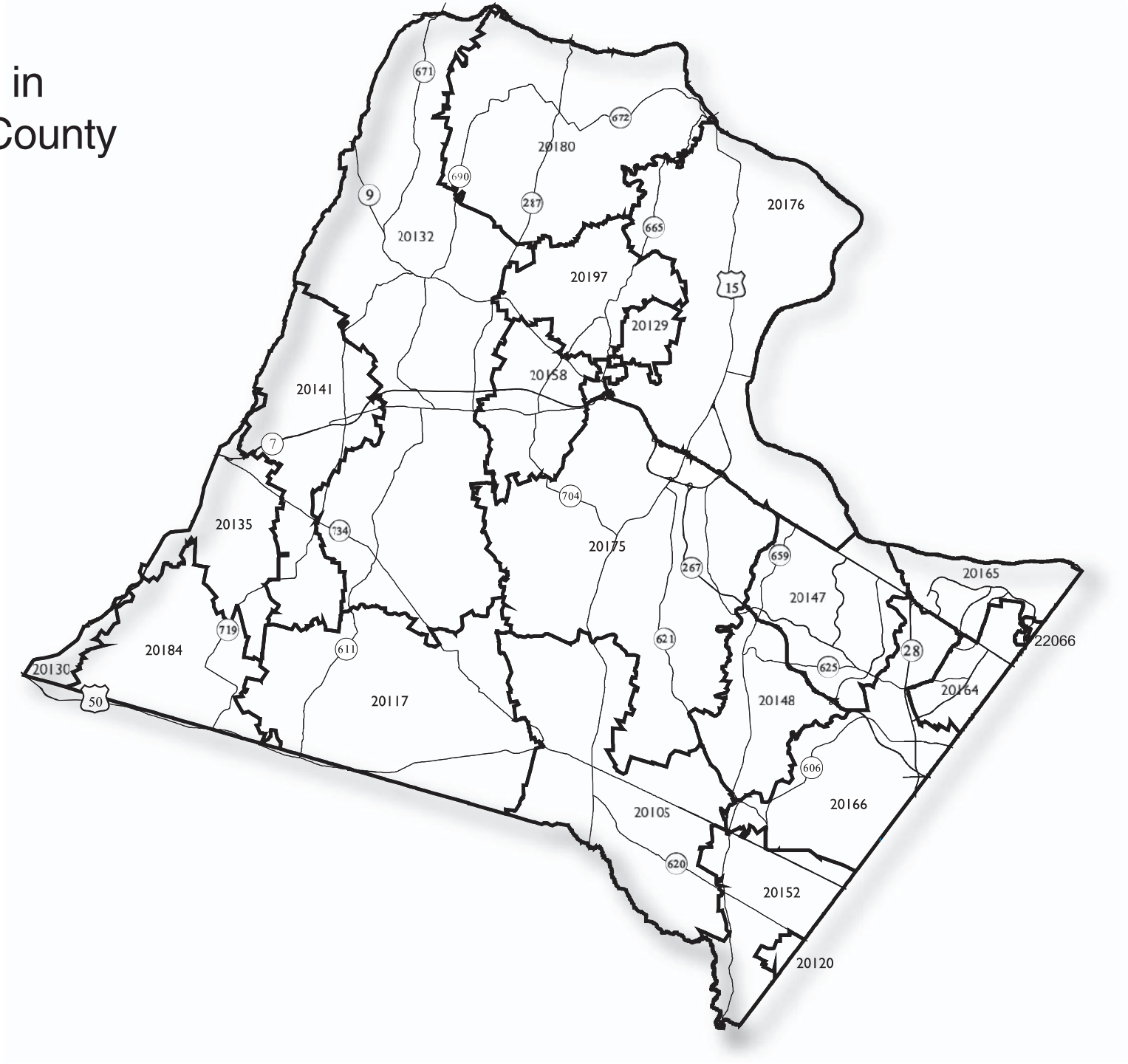
Towns, Communities and Major Roads



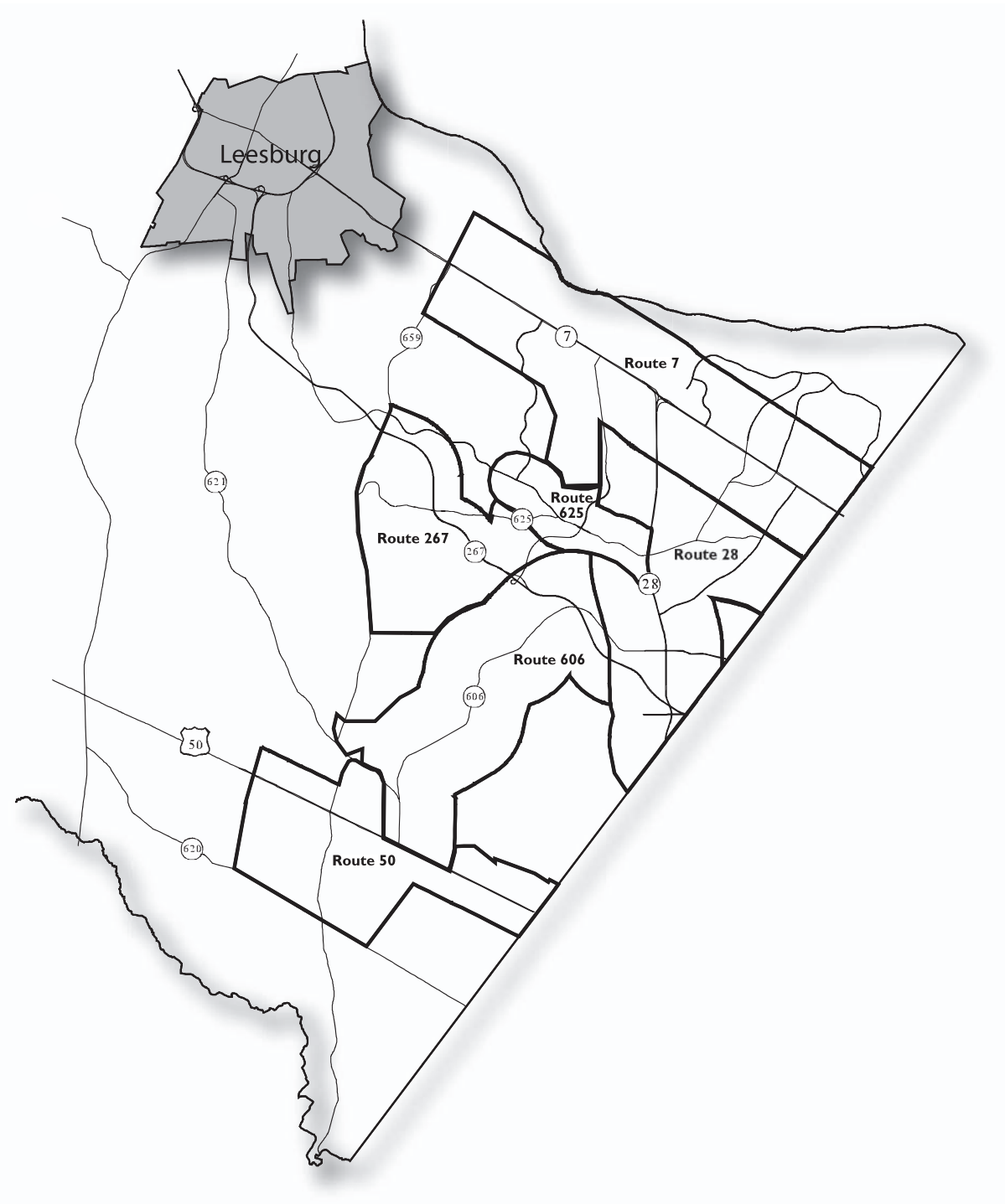
Loudoun County Planning Subareas



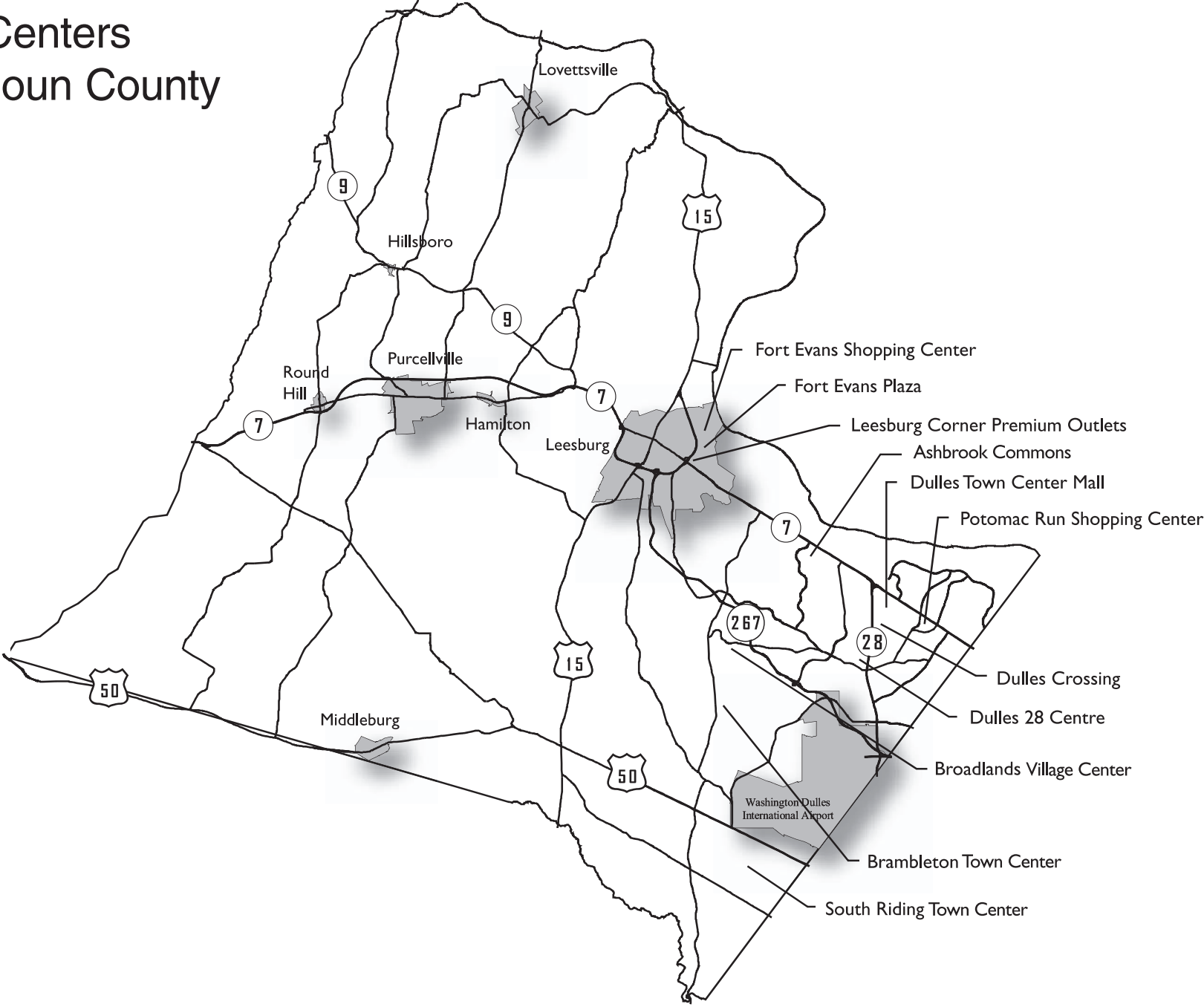
Zip Codes in Loudoun County



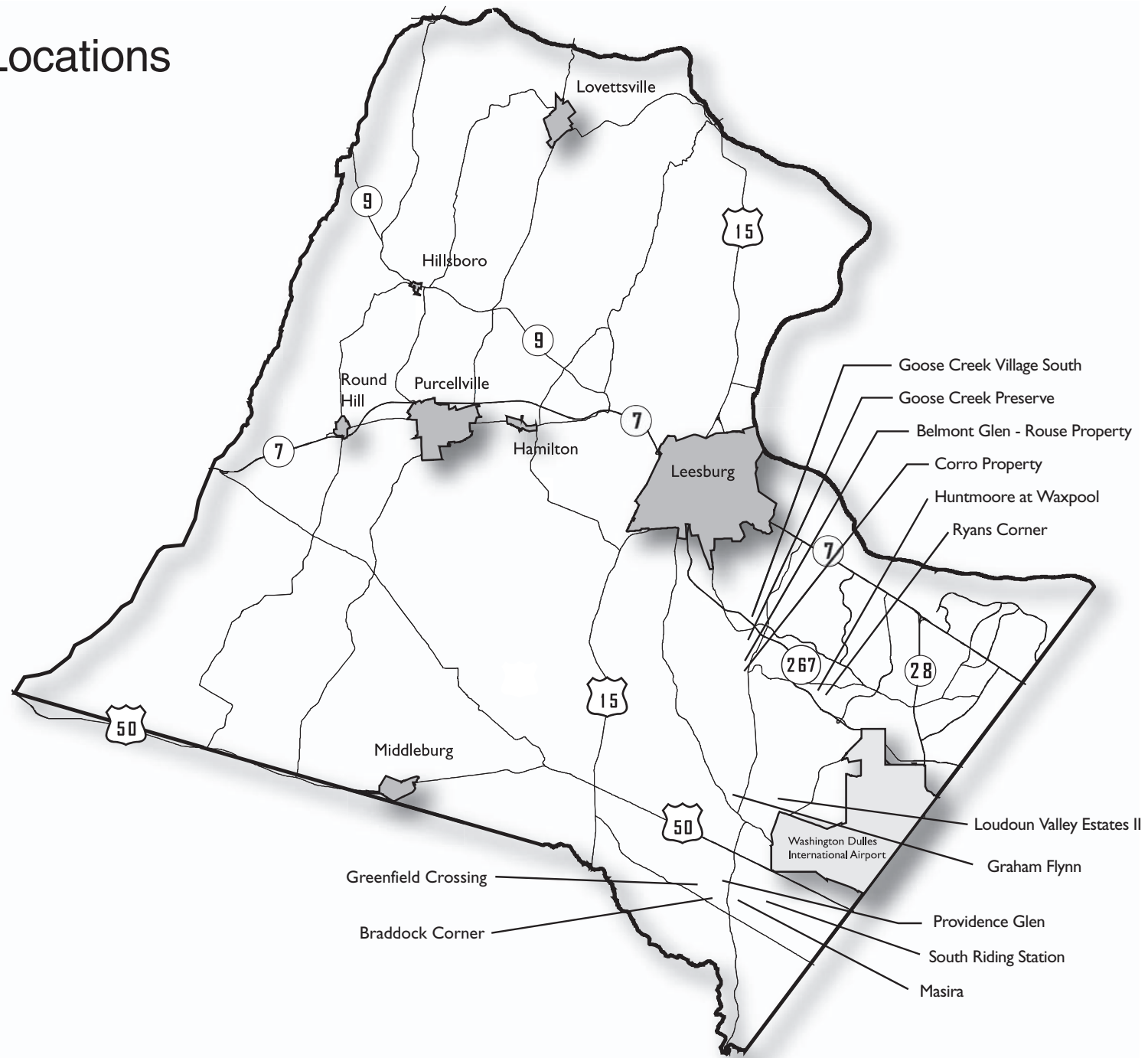
Loudoun County
Office and Industrial
Corridors



Retail Centers in Loudoun County



Rezoning Locations



Notes

The 15th Annual Leesburg Flower and Garden Festival.





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